



**330 Oakwood Place  
Calgary, Alberta**

**MLS # A2278718**



**\$789,000**

<b>Division:</b>	Oakridge	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Bungalow	
<b>Size:</b>	1,441 sq.ft.	<b>Age:</b> 1971 (55 yrs old)
<b>Beds:</b>	4	<b>Baths:</b> 2 full / 1 half
<b>Garage:</b>	Single Garage Attached	
<b>Lot Size:</b>	0.15 Acre	
<b>Lot Feat:</b>	Backs on to Park/Green Space	

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		
<b>Inclusions:</b>	N/A		

Welcome to Oakridge, one of Calgary's most desirable communities. Nestled on a quiet cul-de-sac. This detached single-family home offers 2,175 sq.ft. of living space and a layout designed for everyday comfort. Step out to a sunny south-facing backyard that backs directly onto Oakmoor Park, giving you beautiful green space right at your doorstep. The main floor includes three bedrooms, ideal for families, while the basement adds a fourth bedroom—perfect for guests, a home office, or a private retreat. You'll appreciate the thoughtful bathroom setup with 1.5 baths on the main level plus a full bathroom downstairs, making busy mornings and family life a little easier. The kitchen is updated with newer stainless steel appliances, and major mechanical upgrades have already been taken care of with a newer hot water tank, two new furnaces (2025), and a new roof (2025)—big-ticket items done for peace of mind. A single attached garage rounds out the home with secure parking and extra storage. Enjoy the lifestyle Oakridge is known for—close to parks, schools, amenities, and easy access to everything Calgary has to offer. This well-maintained home is ready for its next chapter.