



**152 Oaktree Lane SW  
Calgary, Alberta**

**MLS # A2279714**

**\$285,000**



<b>Division:</b>	Oakridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	516 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	\$ 551
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b> Windows	Beamed Ceilings, High Ceilings, No Smoking Home, Open Floorplan, Primary Downstairs, Quartz Counters, Vaulted Ceiling(s), Vinyl		
<b>Inclusions:</b>	NA		

Welcome to this beautifully updated two-bedroom, bi-level townhouse in the sought-after community of Oakridge. Freshly painted throughout and move-in ready, this home blends modern upgrades with warm architectural charm. The bright main living area features soaring open-beam ceilings and a cozy wood-burning fireplace, creating an inviting space to relax or entertain. The kitchen has been tastefully refreshed with a new stainless steel fridge and microwave hood fan. The sleek quartz countertops offer both style and functionality. An updated bathroom with custom cabinets adds a modern touch, while new carpet on the stairs enhances comfort and appeal. The home is south-facing, allowing for abundant natural light throughout the day. Step outside to your private back deck backing onto peaceful green space, perfect for enjoying morning coffee or evening sunsets. Ideally located close to schools, shopping, parks, and amenities, this home offers both convenience and tranquility. Two assigned parking stalls are located right outside the front door, adding everyday ease. This is an excellent opportunity to own a stylish, well-updated townhouse in one of Calgary's most established and family-friendly neighborhoods. Highlights: 2-bedroom bi-level townhouse Fresh paint throughout New appliances & quartz countertops Open-beam ceiling & wood-burning fireplace Renovated bathroom New carpet on stairs South-facing with back deck backing onto green space Close to schools, shopping & amenities Two assigned parking stalls outside the front