



120 Oaktree Lane SW
Calgary, Alberta

MLS # A2296001



\$314,900

Division:	Oakridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	505 sq.ft.	Age:	1975 (51 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Guest, Off Street, On Street, Paved, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Garden, Private, Treed		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 551
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Built-in Features, Chandelier, Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

OPEN HOUSE SATURDAY APRIL 18th FROM 11-1PM. Welcome to your fully reimagined home in the heart of Oakridge—where modern design meets everyday functionality. This stunning semi-detached property has been EXTENSIVELY RENOVATED from top to bottom. Offering a fresh, contemporary feel the moment you walk through the door. This property features NEW VINYL PLANK FLOORING, CARPET, and STYLISH TILE THROUGHOUT, every detail has been thoughtfully updated. The heart of the home—the kitchen—shines with NEW QUARTZ COUNTERTOPS, NEW STAINLESS STEEL APPLIANCES, and a modern tile backsplash. NEW LIGHTING throughout the home perfectly balances style and practicality. The living space is anchored by a beautifully REDESIGNED WOOD BURNING FIREPLACE, creating a warm and inviting focal point. The main floor is complete with a 2 PC modern and updated bathroom. Downstairs, the fully developed basement offers two large bedrooms, the primary includes a NEW WALK-IN CLOSET. An ADDITION of a gorgeous NEW 4-piece bathroom, and convenient laundry makes this property feel like seamless living. Step outside to your FULLY FENCED BACKYARD, where you’ll enjoy the rare benefit of backing directly onto GREEN SPACE. Just beyond your yard is a paved walking and biking path that seamlessly connects you to Calgary’s extensive pathway system—perfect for an active lifestyle right at your doorstep. To top it all off, this home includes TWO ASSIGNED PARKING STALLS, offering both convenience and value and a NEW HOT WATER TANK. This is more than just a home—it’s a turnkey lifestyle in one of Calgary’s most established and sought-after communities. This property is located near South Glenmore

Park and is also a short distance away from the Glenmore Reservoir. Don't miss your chance to own this gem of a property.