



**172 Oaktree Lane SW**  
**Calgary, Alberta**

**MLS # A2302781**



**\$309,000**

<b>Division:</b>	Oakridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	507 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Low Maintenance Landscape, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 558
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Crown Molding, High Ceilings, Jetted Tub, No Smoking Home, Soaking Tub, Vinyl Windows		

**Inclusions:** none

Welcome to this beautifully RENOVATED 2-bedroom, 2 Bathroom bi-level located in the highly sought-after community of Oakridge! From the moment you step inside, you'll be impressed by the stunning vaulted open-beam cedar ceilings that add warmth, character, and an airy feel to the bright open-concept living space. The kitchen is designed to impress, featuring quartz countertops, modern cabinetry, and stylish finishes, perfect for both everyday living and entertaining. A fridge will be included. The spacious living room is highlighted by a cozy wood-burning fireplace and large windows throughout, allowing natural light to pour in. Both bathrooms have also been newly renovated with quartz countertops and contemporary fixtures, while the home features durable luxury vinyl plank flooring throughout. The bedrooms also offer large windows, creating bright and comfortable retreats. Also boasting a **SECOND FULL BATHROOM**. Step outside to enjoy a private deck and a private fenced yard, ideal for summer BBQs, relaxing evenings, or entertaining guests. The property also includes a convenient parking stall and street parking. Located in an excellent family-friendly area, this home is close to top-rated schools, parks, shopping, and everyday amenities, with quick access to major roads for an easy commute. Stylish, updated, and move-in ready &mdash; this is a fantastic opportunity to own in one of Calgary's most established communities. Call and book a showing today!