



THE
A-TEAM

**RE/MAX
FIRST**

36 OAKBURY Place, Calgary T2V 4A2

MLS® #: **A2164882**

Area: **Oakridge**

Listing Date: **09/11/24**

List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1971**

Finished Floor Area

Abv Sqft: **1,200**
Low Sqft:
Ttl Sqft: **1,200**

Lot Information

Lot Sz Ar: **6,329 sqft**
Lot Shape:

DOM

8
Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Gentle Sloping**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Courtyard,Lighting,Private Entrance,Private Yard**

Construction:

Brick,Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer,Window Coverings

Int Feat:

Kitchen Island

Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|---------------------|-----------------|----------------------|--------------------------|-----------------|-----------------------|
| Living Room | Main | 19`3" x 12`5" | Kitchen | Main | 16`10" x 9`10" |
| Dining Room | Main | 10`0" x 9`6" | Bedroom - Primary | Main | 11`11" x 11`3" |
| Bedroom | Main | 14`9" x 8`11" | Bedroom | Main | 9`5" x 8`11" |
| 4pc Bathroom | Main | 8`7" x 7`1" | Game Room | Basement | 26`5" x 8`11" |
| Game Room | Basement | 11`6" x 9`9" | Den | Basement | 14`1" x 8`4" |

Laundry
3pc Bathroom

Basement
Basement

11`4" x 7`11"
12`4" x 10`5"

Furnace/Utility Room
Bedroom
Legal/Tax/Financial

Basement
Basement

12`8" x 7`3"
14`5" x 11`1"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

7371JK

Remarks

Pub Rmks: **Inviting bungalow in Oakridge, 1,200 square feet, 3 bedrooms up, and tastefully updated. Sitting perfectly on an oversized lot, this property boasts unique features not to be missed. The oversized detached garage is positioned at the front of the lot, creating a private and cozy courtyard by the front entrance to the home. The main floor features an open wrap-around layout with a tastefully updated kitchen and bathroom. A designated dining area enhances the home's functionality, making it ideal for family meals and entertaining. The main floor also includes 3 spacious bedrooms, providing options for office space or accommodating a growing family. The front living area is perfectly positioned for gatherings and family time. The fully developed basement adds versatility with an additional bedroom and bathroom, bringing the total to 4 bedrooms and 2 bathrooms. There is ample room downstairs for recreation, movie nights, and game nights. This well-maintained home combines modern updates with a welcoming atmosphere, offering an excellent opportunity for comfortable living in a desirable neighborhood. Oakridge is a southern community with access to pathways and parks for walking and biking, as well as recently updated amenities and shopping. It also hosts access to the newly finished ring road providing reduced commute times to various destinations.**

Inclusions:
Property Listed By: **None**
RE/MAX House of Real Estate

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













