



THE
A-TEAM

**RE/MAX
FIRST**

120 OAKTREE Close, Calgary T2V 4E5

MLS® #: **A2186090**

Area: **Oakridge**

Listing Date: **01/08/25**

List Price: **\$304,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 22-Jan**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

507

Year Built:

1975

Low Sqft:

Ttl Sqft:

507

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

24

Layout

Beds:

2 (2)

Baths:

1.0 (1 0)

Style:

Bi-Level,Side by Side

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard,Backs on to Park/Green Space,Front Yard,Low Maintenance Landscape,Landscaped Stall

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Stucco,Wood Frame

Flooring:

Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer

Int Feat:

Beamed Ceilings,High Ceilings,Open Floorplan

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`0" x 10`10"
Dining Room	Main	11`0" x 8`5"
Bedroom	Basement	13`1" x 10`8"

Legal/Tax/Financial

Condo Fee:
\$537

Title:
Fee Simple

Zoning:
M-C1

Fee Freq:
Monthly

Legal Desc: **7510584**

Remarks

Pub Rmks: **Nestled in the serene SW community of Oakridge, this charming semi-detached bi-level is a gem you won't want to miss. Offering 2 bedrooms, 1 full bath, and the convenience of an assigned parking space, this home combines comfort and practicality. As you step inside, you'll be greeted by a bright and airy open-concept layout, featuring stylish flooring that flows seamlessly throughout the main level. Natural light pours in through the large windows, creating a warm and inviting atmosphere. The modern kitchen boasts sleek white appliances, contemporary cabinetry, and ample space storage. The lower level offers two spacious bedrooms, each with generous closet space, making it ideal for relaxation and restful nights. Step outside to your private, low-maintenance backyard, which backs onto green space—perfect for quiet evenings or summer days. This exceptional property is ideally located close to schools, parks, playgrounds, restaurants, and shopping, ensuring everything you need is within reach. Whether you're searching for the perfect starter home, downsizing, or looking for a smart investment opportunity, this property checks all the boxes. Don't let this opportunity pass you by—schedule your private viewing today and experience the charm of Oakridge Village for yourself!**

Inclusions: **n/a**
Property Listed By: **2% Realty**

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







