



THE
A-TEAM

**RE/MAX
FIRST**

404 OAKRIDGE Way, Calgary T2V 1T4

MLS®#: **A2187994**

Area: **Oakridge**

Listing Date: **01/16/25**

List Price: **\$799,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1973**

Finished Floor Area

Abv Sqft: **1,667**
Low Sqft:
Ttl Sqft: **1,667**

Lot Information

Lot Sz Ar: **5,564 sqft**
Lot Shape:

DOM

6
Layout
Beds: **5 (3 2)**
Baths: **2.5 (2 1)**
Style: **Bi-Level**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Street Lighting**
Park Feat: **Double Garage Detached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Garden,Private Yard**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Bookcases,Central Vacuum,Chandelier,Granite Counters**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 6`2"
Bedroom	Main	10`6" x 10`3"
Family Room	Main	11`10" x 15`4"
Kitchen	Main	16`5" x 24`4"
Mud Room	Main	11`5" x 16`4"
Bedroom - Primary	Main	11`7" x 13`10"
Bedroom	Basement	18`8" x 12`9"

Room	Level	Dimensions
4pc Bathroom	Main	5`1" x 7`0"
Dining Room	Main	13`1" x 12`4"
Foyer	Main	6`9" x 9`11"
Living Room	Main	12`11" x 16`7"
Bedroom	Main	8`5" x 11`7"
3pc Bathroom	Basement	6`5" x 7`6"
Bedroom	Basement	9`11" x 11`1"

Exercise Room
Game Room
Furnace/Utility Room

Basement
Basement
Basement

14`1" x 16`0"
12`7" x 24`0"
13`0" x 15`4"

Laundry
Furnace/Utility Room

Basement
Basement

10`1" x 7`1"
4`8" x 4`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

1431LK

Remarks

Pub Rmks:

**** Open House Sunday Jan. 19th 2-4pm ** Nestled in the heart of Oakridge, Calgary, this charming bi-level home offers an incredible opportunity to live in one of the city's most desirable neighbourhoods. Situated on a large corner lot along a picturesque street, the property boasts easy access to the Glenmore Reservoir and Stoney Trail, making it perfect for nature lovers and commuters alike. The home features a spacious layout with two bedrooms upstairs, complemented by an office that can easily double as a third bedroom, and two additional bedrooms downstairs. There are two full bathrooms and a convenient half-bath ensuite with dual vanity, thoughtfully designed with granite countertops and heated floors for added comfort. The updated kitchen is a chef's dream, equipped with high-end appliances, ample cabinetry, and granite countertops that extend to the laundry room and ensuite bath. Lux windows, installed just a decade ago, fill the home with natural light, further enhanced by a large bay window in the living room. Cozy evenings are guaranteed with two wood-burning fireplaces, and the hardwood floors throughout add a touch of elegance and warmth. Updates include new carpet in the basement(2025), new drop ceiling, new electrical panel (2023), a modern furnace and hot water tank (both just two years old), and a central vacuum system installed in 2023. Outside, the beautifully maintained cedar deck and backyard with gardening boxes offer a perfect retreat, while the gas line to the deck and oversized double detached garage provides convenience for entertaining and projects alike. Don't miss this opportunity to make this wonderful home in Oakridge your own, where charm, comfort, and convenience come together seamlessly.**

Inclusions:
Property Listed By:

**BBQ
Century 21 Bravo Realty**

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











