

**120 Oaktree Close SW**  
**Calgary, Alberta**

**MLS # A2200324**



**\$285,000**

<b>Division:</b>	Oakridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	507 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Low Ma		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 537
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, High Ceilings, Open Floorplan		

**Inclusions:** n/a

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!