



**3216 Oakwood Drive SW**  
**Calgary, Alberta**

**MLS # A2321582**



**\$724,900**

<b>Division:</b>	Oakridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,259 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Carport, Front Drive, Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, No		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Smoking Home, Wood Counters		

**Inclusions:** Wooden Wall Unit in Living Room, exterior fireplace, shed and playhouse, pool table & equipment, piano

After 40 years of cherished ownership, this well-maintained and updated 1,260 sq. ft. bungalow is ready for its next chapter, ideally situated within walking distance of Louis Riel School and all the amenities that make this neighbourhood such a desirable place to raise a family. Nestled on a beautifully landscaped lot, the rear yard offers a true park-like setting with expansive green space for children to play, a spacious patio for outdoor entertaining, and a charming freestanding fireplace - perfect for relaxing and enjoying warm summer evenings. Step inside to a bright and spacious living room featuring hardwood floors and a striking brick wood-burning fireplace that creates a warm and inviting atmosphere. The open kitchen and dining area overlooks the backyard and offers plenty of space for a full-sized dining table, making it ideal for family gatherings and entertaining. French doors provide direct access to the patio and yard. The kitchen features an abundance of white cabinetry, warm wood countertops, a large center island with complementary granite, and a convenient breakfast bar. Completing the main floor is a spacious primary bedroom with a convenient two-piece ensuite that enjoys peaceful views of the backyard. Two additional bedrooms and an updated four-piece family bathroom provide comfortable accommodation for family and guests. The fully developed lower level offers additional living space with a large games area complete with a pool table and plenty of room for a TV and entertainment zone. An updated two-piece bathroom, a fourth bedroom, laundry area, and ample storage space complete the lower level. Additional highlights include central air conditioning for year-round comfort, a newer roof for added peace of mind, making this home move-in ready. The nearby Oakridge Community Centre is a popular recreational hub offering

a wide variety of activities for all ages, including tennis, pickleball, squash, skating, fitness programs, and year-round community events. With its thoughtful updates, wonderful indoor and outdoor living spaces, and prime location, this is a home your family can enjoy for years to come.