



GRASSROOTS
REALTY GROUP

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230 Oakwood Place SW
Calgary, Alberta

MLS # A2334873



\$875,000

Division:	Oakridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,452 sq.ft.	Age:	1970 (56 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Side, Oversized		
Lot Size:	0.17 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac, Irregular Lot, Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Sauna, Storage, Track Lighting, Wet Bar		

Inclusions: N/A

Welcome to this beautifully maintained one of a kind brick and stone bungalow with a lovely slate stone front porch, tucked away on a quiet cul-de-sac in the heart of Oakridge. Offering 1,452 sq. ft. above grade plus a fully developed basement, this exceptional home combines timeless character with quality updates and an incredible amount of functional living space. The bright and inviting main floor features a spacious living room anchored by an imported stone fireplace, while the adjoining dining area flows effortlessly into the updated kitchen complete with quartz countertops, newer flooring, modern lighting, and plenty of workspace. A versatile den provides the perfect home office or reading room, and three generously sized bedrooms include a primary retreat with a private 2-piece ensuite. The renovated main bathroom features heated tile floors for an added touch of luxury. The fully developed lower level offers outstanding flexibility with a massive recreation room, wet bar, cold storage, second kitchen, dedicated office, full bathroom, private sauna, and abundant storage with a handy work bench area, ideal for entertaining, hobbies, guests, or multi-generational living. Step outside to your private backyard oasis featuring mature landscaping, an inviting stone patio with seating area, and plenty of room to relax or entertain. The oversized attached double garage and spacious concrete driveway provide exceptional parking and storage. Extensive updates over the years include a new concrete driveway and sidewalk, gas BBQ hook up, renovated bathrooms, quartz countertops, updated plumbing and electrical, updated electrical panel, Low-E windows, new fencing, garage doors (2020), upgraded thermostat, furnace (2009), hot water tank (2025), and a durable rubber roof installed approximately six years ago with an expected lifespan of up to 40 years. Located

just minutes from South Glenmore Park, Glenmore Reservoir, schools, shopping, parks, pathways, and transit, this outstanding home offers the perfect balance of comfort, convenience, and long-term value in one of Calgary's most sought-after southwest communities.