



GRASSROOTS
REALTY GROUP

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652 Oakwood Place SW
Calgary, Alberta

MLS # A2338234



\$785,000

Division:	Oakridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,420 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Driveway, Front Drive, Garage Door Opener, Off S		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Garden,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Dry Bar, Laminate Counters, No Smoking Home, Storage, Vinyl Windows, Wired for Sound, Wood Windows

Inclusions: Ceiling Fan(s), (Ceiling fan in Family Room as-is), Dishwasher, Dryer, Electric Stove, Electric Fireplace Insert(Family Room), Freezer (in basement workshop), Garage Opener & Remote(s), Microwave Hood Fan, Refrigerator, Central Vac & attachments(as-is), Washer, Window Coverings

If you've been waiting for a bungalow in Oakridge with a great location close to schools, generous living space and a backyard that opens directly onto community green space, this one deserves a look. This much-loved 1972-built bungalow sits on a quiet cul-de-sac and has been cared for by the same family for many years. The home is currently being cleared of family belongings, so buyers should expect to see boxes and areas still being sorted and packed. Rather than miss the fall market, we're bringing it to market now. It's a much-loved family home being cleared one box at a time, with great bones, beautiful established gardens, an exceptional outdoor setting and the opportunity to make it your own. Look beyond the current contents and you'll find a spacious home with a lot to offer. The main floor features 3 generous bedrooms, 2 full 4-piece bathrooms, a large east-facing living room and a separate west-facing family room. Lots of storage and large windows bring in abundant natural light, while three exterior awnings shade the south and west-facing windows and help with passive cooling. The lower level provides even more living space with a large family room, gas fireplace, built-in shelving and dry bar, along with a bedroom, 4-piece bathroom, large laundry room and workshop/storage area. Ceiling speakers are already installed for future media equipment. The home has been lovingly maintained over the years, including replacement of most windows, annual furnace servicing, professional plumbing service, carpet cleaning, professional cleaning, professional painting in spring 2025 and a rebuilt rear deck approximately 3 years ago. A list of updates and maintenance items is available. Outside, this home really shines. Mature landscaping surrounds the property, including a garden area, beautiful hollyhocks, native wheat grass, established clematis and

raspberries that reflect years of gardening and care. The fenced backyard opens through a gate directly onto a huge community green space, perfect for walking the dog, enjoying the gardens, kicking a ball around or simply getting outside. The location is hard to beat for an active lifestyle. South Glenmore Park, Glenmore Reservoir and extensive pathway systems are close by, along with splash parks and pump tracks. Louis Riel School is approximately a 10-minute walk away, while Henry Wise Wood High School offers IB and regular-track programs. Oakridge Community Centre, a great seniors centre, hockey facilities, tennis courts and the Oakridge Community Garden are all nearby. This isn't a polished, picture-perfect presentation, and we're being upfront about that. However, if Oakridge is on your list, come take a look.