

# \$1,500,000 - 172 Oakchurch Place Sw, Calgary

MLS® #A2202950

**\$1,500,000**

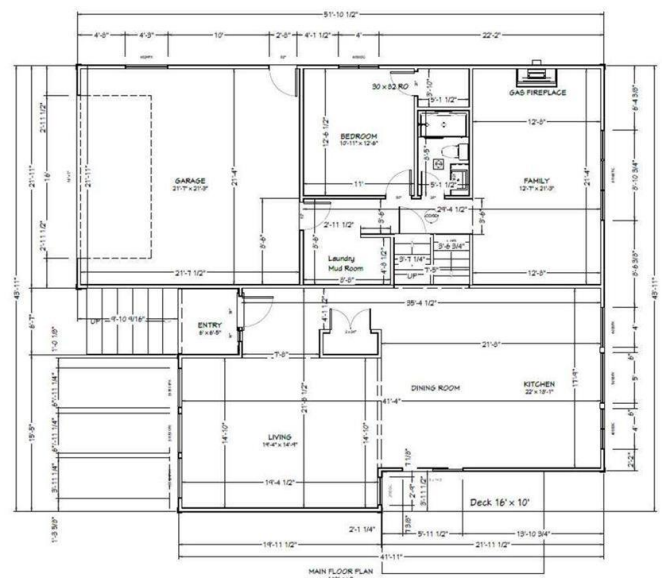
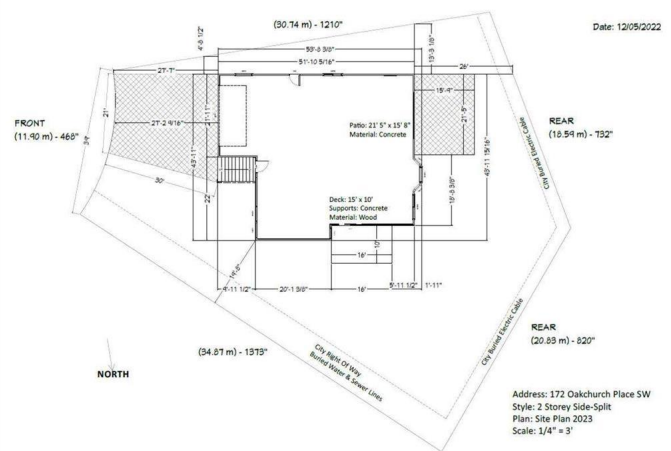
4 Bedroom, 3.00 Bathroom, 2,415 sqft

Residential on 0.21 Acres

Oakridge, Calgary, Alberta

For more information, please click on Brochure button.

Location, Location, Location! This stunning Oakridge home sits at the end of a quiet cul-de-sac, backing west onto a beautiful greenspace and playground, a perfect setting for families. With friendly neighbors and a welcoming community, this home offers a true private sanctuary. Nestled in the peaceful community of Oakridge, this exceptional property offers the perfect blend of comfort and convenience. With five spacious bedrooms, three on the upper floor, one on the main floor, and one in the basement, providing plenty of space for the whole family. The expansive backyard opens to lush green space, offering a serene view and direct access to an elementary school and community center, perfect for families with children. Convenience is key with easy access to the newly constructed ring road, making commutes to all parts of the city a breeze. This home has been completely taken down to the studs and fully renovated, rebuilt with everything brand new and up to current building codes. Enjoy the peace of mind that comes with an extensive transformation where every major system has been replaced including electrical, plumbing, insulation, windows, and exterior finishes. Now you have the opportunity to add your personal touch and make this your forever home. Don't miss this rare opportunity to own your forever home in a coveted location that will always hold its



value. Location Location Location!

Built in 1975

**Essential Information**

|                |                |
|----------------|----------------|
| MLS® #         | A2202950       |
| Price          | \$1,500,000    |
| Bedrooms       | 4              |
| Bathrooms      | 3.00           |
| Full Baths     | 3              |
| Square Footage | 2,415          |
| Acres          | 0.21           |
| Year Built     | 1975           |
| Type           | Residential    |
| Sub-Type       | Detached       |
| Style          | 2 Storey Split |
| Status         | Active         |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 172 Oakchurch Place Sw |
| Subdivision | Oakridge               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2V 4B5                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data, Vinyl Windows, Smart Home |
| Appliances        | None                                                                                                                                           |
| Heating           | Forced Air, Natural Gas, High Efficiency                                                                                                       |
| Cooling           | Rough-In                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                            |

|                 |                             |
|-----------------|-----------------------------|
| # of Fireplaces | 1                           |
| Fireplaces      | Electric                    |
| Has Basement    | Yes                         |
| Basement        | Finished, Full, Crawl Space |

## Exterior

|                   |                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Lighting, Private Yard, Gas Grill, Rain Gutters                                                                                                                                        |
| Lot Description   | Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Front Yard, Gentle Sloping, Level, No Neighbours Behind, Pie Shaped Lot, Street Lighting, Underground Sprinklers, Paved |
| Roof              | Asphalt Shingle                                                                                                                                                                        |
| Construction      | Brick, Composite Siding, Concrete, Wood Frame                                                                                                                                          |
| Foundation        | Poured Concrete                                                                                                                                                                        |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 16th, 2025 |
| Days on Market | 51               |
| Zoning         | RC-1             |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Easy List Realty |
|----------------|------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.