

# \$570,000 - 3031 Oakmoor Drive Sw, Calgary

MLS® #A2204292

**\$570,000**

4 Bedroom, 2.00 Bathroom, 1,128 sqft

Residential on 0.14 Acres

Oakridge, Calgary, Alberta

Welcome to this warm and inviting 4-bedroom bungalow on a beautiful corner lot in the friendly community of Oakridge. From the charming front porch to the private backyard, this home is full of features designed for comfort, convenience, and everyday living. Inside, the bright and open living room is the perfect place to relax, complete with a brand-new fireplace that adds a cozy touch. The large windows, replaced just five years ago, let in plenty of natural light and offer views of the green space across the street. The kitchen and dining area flow easily together, and the upstairs bedroom includes a new patio door that leads straight out to the backyard. Downstairs, a finished basement with an illegal suite provides extra space for family, guests, or potential rental income. Youâ€™ll also find a working sauna, a cold room, and lots of storage. The backyard is a peaceful and private retreat, featuring a covered porch, a patio with a gas hookup, a garden area, and a storage shed. The oversized double detached garage includes workbenches and shelvingâ€”perfect for anyone who enjoys projects or needs extra space for tools and storage. Living in Oakridge means being close to top-rated schools like Louis Riel and Cedarbrae, great parks including South Glenmore and Fish Creek, and local amenities such as the Oakridge Shopping Centre, Southland Leisure Centre, and Costco on Buffalo Run Blvd. Youâ€™ll also have quick access to the mountains for



weekend getaways. This home offers a rare mix of space, location, and value. Donâ€™t miss your chance to see itâ€™book your showing today and imagine the possibilities!

Built in 1970

**Essential Information**

MLS® #	A2204292
Price	\$570,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,128
Acres	0.14
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	3031 Oakmoor Drive Sw
Subdivision	Oakridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 3Z6

**Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Detached, Garage Door Opener, Insulated, Off Street
# of Garages	2

**Interior**

Interior Features	Central Vacuum, No Animal Home, No Smoking Home, Sauna, Storage
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Brick Facing, Gas, Insert, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 21st, 2025
Days on Market	4
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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