

# \$635,000 - 12 Oakbury Place Sw, Calgary

MLS® #A2250378

**\$635,000**

4 Bedroom, 2.00 Bathroom, 1,132 sqft

Residential on 0.20 Acres

Oakridge, Calgary, Alberta

OPEN HOUSE: Saturday August 23rd, Noon to 2pm.

Welcome to 12 Oakbury Place SW, tucked away on a quiet private cul-de-sac in the highly sought-after community of Oakridge. This beautifully updated home is move-in ready with a long list of recent improvements, including a new roof, new furnace, and newer hot water tank for peace of mind. Step inside to find a freshly painted interior complemented by new vinyl plank flooring, creating a bright and modern feel throughout.

The inviting main level offers a spacious living area filled with natural light, a dining space for family gatherings, and a functional kitchen overlooking the backyard. Upstairs (or bedroom wing), comfortable bedrooms are paired with a well-sized bathroom, while the lower level provides a versatile rec/flex room—perfect for a playroom, gym, or media space.

Outside, enjoy a large, private backyard—ideal for entertaining, gardening, or simply relaxing. Families will love being just minutes from amazing schools, parks, pathways, and South Glenmore Park & Reservoir, with quick access to shopping, transit, and major routes.

This home combines updates, location, and lifestyle—don't miss your chance to live



in one of Calgary's most desirable  
neighbourhoods!

Built in 1972

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2250378    |
| Price          | \$635,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,132       |
| Acres          | 0.20        |
| Year Built     | 1972        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 12 Oakbury Place Sw |
| Subdivision | Oakridge            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2V4A2              |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 1           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Ceiling Fan(s), Chandelier, Low Flow Plumbing Fixtures |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Garburator, Range                                                                                 |
| Heating           | Forced Air, Natural Gas                                                                                                                                                       |
| Cooling           | None                                                                                                                                                                          |

|                 |                        |
|-----------------|------------------------|
| Fireplace       | Yes                    |
| # of Fireplaces | 1                      |
| Fireplaces      | Wood Burning, Basement |
| Has Basement    | Yes                    |
| Basement        | Finished, Full         |

### Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior Features | Balcony, Garden, Private Entrance                                                |
| Lot Description   | Cul-De-Sac, Fruit Trees/Shrubbery, Landscaping, Outdoor Lighting, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                                  |
| Construction      | Brick, Wood Frame, Aluminum Siding                                               |
| Foundation        | Poured Concrete                                                                  |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 53                |
| Zoning         | R-CG              |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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