



# 120 Oaktree Close Calgary Alberta

\$299,700

Welcome to your new home, where comfort meets affordability. Nestled within walking distance of essential amenities such as grocery stores, coffee shops, restaurants, and public transportation, this charming 2-bedroom duplex offers convenience at its finest. This complex is conveniently located near the Glenmore Reservoir boat launch, Southland pool and splash park and a paved bike path. As you step inside, you'll be greeted by a spacious living area featuring a vaulted ceiling adorned with exposed beams, complemented by a cozy fireplace that sets the perfect ambiance. The kitchen boasts ample working space and storage, catering to your culinary needs with ease. Both bedrooms offer generous proportions, ideal for a small family or roommates looking to share a space. Outside, a fenced yard overlooks lush greenery, providing a serene retreat. And yes, for dog lovers, this complex welcomes furry companions. Convenience extends to parking, with a designated stall conveniently located right outside the door, supplemented by ample street parking for guests. Washer, dryer and dishwasher are all less than 6 months old. Welcome to your new haven, where comfort, convenience, and charm await. The property is currently rented at \$2,250/month plus utilities. Tenant has a fixed lease until March 31, 2025. (id:6769)

Primary Bedroom 13.08 Ft x 10.75 Ft

Bedroom 10.75 Ft x 8.42 Ft

Kitchen 11.67 Ft x 5.92 Ft

Dining room 13.08 Ft x 9.75 Ft

Living room 13.00 Ft x 10.83 Ft

4pc Bathroom 7.58 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
Real Broker



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca