



\$ 525,000.00

## 116 OAKBRIAR CLOSE SW CALGARY

<https://paulbrinton.com>

Unsurpassable location and maintenance-free living await in this beautifully updated 2-bedroom luxury villa-style bungalow on a quiet cul-de-sac in the premier adult living (21+) complex of Briar Oak Estates. This amazing home offers upgrades galore - grand vaulted ceilings, extra windows, an abundance of natural light, central air conditioning, double...

- 2 beds
- 3 baths
- Semi Detached
- Residential
- Active

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## BASIC FACTS

**Style:** Bungalow, Side by Side

**MLS ® #:** A1156841

**Type:** Semi Detached

**Bedrooms:** 2

**Status:** Active

**Year built:** 1988

**Parking:** Additional Parking, Double Garage Attached, Driveway, Garage Faces Front

**Post Updated:** 2021-11-22 20:05:16

**Bathrooms:** 3

**Bedrooms Above Grade:** 2

**Date added:** 10/27/21

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Association Amenities:** Parking,RV/Boat Storage,Snow Removal,Visitor Parking

**Community Features:** Park,Schools Nearby,Playground,Pool,Sidewalks,Street Lights,Shopping Nearby

**Fencing:** Partial

**Cooling:** Central Air

**Interior Features:** Ceiling Fan(s),Chandelier,High Ceilings,Jetted Tub,Kitchen Island,Storage,Vaulted Ceiling(s),Walk-In Closet(s)

**Roof Type:** Asphalt Shingle

**Total Parking:** 4

**Flooring:** Laminate,Tile

**Fireplace Features:** Dining Room,Double Sided,Gas,Living Room,Stone

**Exterior Features:** Courtyard,Private Entrance

**District:** CAL Zone S

**Inclusions:** Central air conditioning

**Lot Features:** Back Yard,Cul-De-Sac,Lawn,Low Maintenance Landscape,Landscaped,Many Trees

**Heating Type:** High Efficiency,Forced Air,Natural Gas



## PROPERTY INFORMATION

**Basement:** Full, Partially Finished

**Laundry features:** In Unit, Main Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 5

**Construction Materials:** Stucco,Wood  
Frame

**Foundation:** Poured Concrete

**Living Area SF:** 1265.35

**Structure Type:** Duplex

**Levels:** One

**Zoning:** M-CG d17

**List Price Square Foot:** \$ 414.91

**Photo Count:** 31

**Unit Exposure:** W

**Suite:** No

**Appliances:** Convection  
Oven,Dishwasher,Electric Stove,Garage  
Control(s),Garburator,Range  
Hood,Refrigerator,Washer/Dryer  
Stacked,Window Coverings

**Subdivision Name:** Palliser

**Restrictions:** Adult Living,Board  
Approval,Restrictive Covenant-Building  
Design/Size,Underground Utility Right of Way

