

# \$679,900 - 344 Oakwood Place Sw, Calgary

MLS® #A2223537

**\$679,900**

4 Bedroom, 2.00 Bathroom, 1,464 sqft  
Residential on 0.13 Acres

Oakridge, Calgary, Alberta

**\*\*Open House Sat May 24 from 2-4pm\*\*** This spacious and thoughtfully designed home offers something for everyone—whether you're looking for natural light, private outdoor space, or room for the whole family to spread out. Step inside and you're immediately greeted by soaring vaulted ceilings, a cozy wood-burning fireplace, three South-facing windows that flood the space with natural light, and a direct view of the loft above. The adjacent dining area is generously sized, perfect for family meals or entertaining, and flows seamlessly into a functional kitchen. Off the kitchen, the mudroom provides access to the attached single garage and the backyard. It also includes hookups for a washer and dryer, making it as practical as it is spacious. Upstairs, you'll find a primary suite, two additional bedrooms, and a full bathroom. The open loft space ideal as a reading nook, library, or creative workspace. Down one level from the main floor is a welcoming rec room, a large fourth bedroom, and a full bathroom with a shower—ideal for guests, teenagers, or multigenerational living. Head down one more level and discover another versatile living space (perfect for a music room or home theater), a dedicated workshop with exterior exhaust capability, the utility area, and laundry. The beautifully treed backyard offers privacy, shade, and seasonal fruit from mature trees—a true oasis during summer months. Updates include a high-efficiency furnace (2017), electrical panel and Lux windows



344 Oakwood Pl SW, Calgary, AB

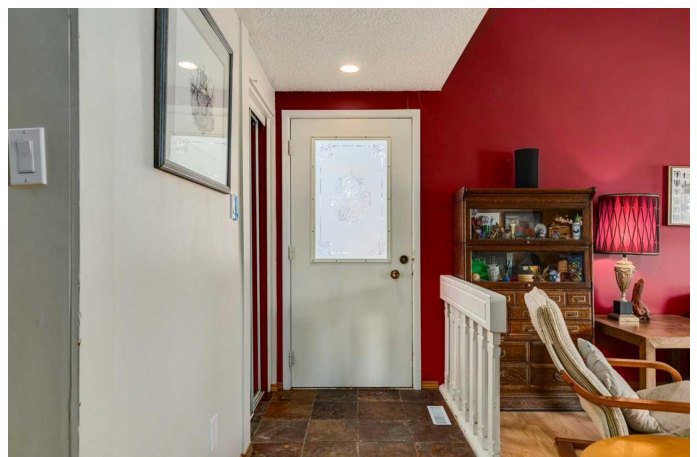
2nd Floor Main Exterior Area 586.69 sq ft  
Interior Area 540.09 sq ft  
Excluded Area 323.52 sq ft



0 3 6 ft

PREPARED: 20250522

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



(approx. 6 years old). This home is just 400m to Louis Riel School (K-9)â€”walk the kids to school! Steps to walking paths and Oakmoor Park, 500m to Oakhill Park with soccer fields, 5-minute walk to the Oakridge Community Association with amenities and programs for all ages, close to Glenmore Reservoir, and quick access to Stoney Trail and Southland Drive. With flexible living spaces, ample storage, and a truly unbeatable location, this home offers incredible value and endless possibilities. Book your showing today!

Built in 1971

### Essential Information

MLS® #	A2223537
Price	\$679,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,464
Acres	0.13
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	344 Oakwood Place Sw
Subdivision	Oakridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 3Y7

### Amenities

Parking Spaces	3
Parking	Single Garage Attached

# of Garages 1

## Interior

Interior Features Vaulted Ceiling(s)  
Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Wood Burning  
Has Basement Yes  
Basement Finished, Full

## Exterior

Exterior Features Garden, Private Yard  
Lot Description Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Many Trees, Private  
Roof Asphalt Shingle  
Construction Stucco, Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed May 23rd, 2025  
Days on Market 1  
Zoning R-CG

## Listing Details

Listing Office Real Estate Professionals Inc.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.