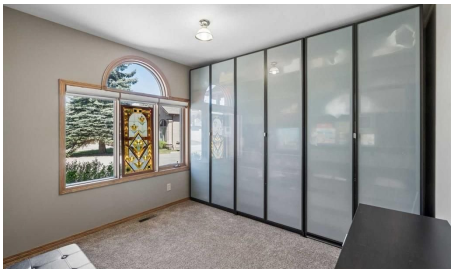
112 Oakbriar Close SW

Calgary | Active | MLS® A2354346

$625,000









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**1988**	**1,401.25 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

Prestigious Briar Oak Estates in Palliser -This highly sought after bungalow villa presents a main floor with the following features: Vaulted ceilings, large dining room, large den/office area with lots of shelving for additional storage, 4pc guest bathroom with dedicated laundry room complete with sink and cupboards, Hunter Douglas blinds, renovated kitchen with granite counters, stainless steel appliances, living room with fireplace, and a large master bedroom with a gorgeous renovated spa like ensuite. Curved staircase down to the fully developed basement with a 2nd bedroom , full 4pc bathroom, fireplace, built in library/desk area and dry bar. Enjoy plenty of sunshine on the large west facing back deck with beautiful mature trees and gas line for the bbq. Majority of windows replaced or freshly resealed, Poly B plumbing has been all replaced and furnace overhauled. Double attached Garage. This pristine adult living complex provides a safe, peaceful environment to enjoy. Age restricted ownership to 21 years and older. RV owners have the convenience of parking in a private lot attached to the complex for a monthly fee. Well-situated location offering easy access to Stoney Trail , 14th St , Glenmore Landing & public transportation. Great options for shopping, services, dining and just steps to the to the local Co-op grocery store.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354346
Bedrooms	2
Bathrooms	3
Year Built	1988
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Attached-Side by Side, Bungalow-Villa
Total Living Area:	1,401.25 sq. ft.
Main Level Finished Area:	1,401.25 sq. ft.

Below Grade Finished Area:	1,202.88 sq. ft.
Condo Fee:	$643.98
Condo Fee Includes:	Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal
Front Exposure:	North
Entry Level:	1
Levels:	One
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	1988 (Age: 38)
Bedrooms:	2 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	8810368
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile

Cooling:	None
Fireplaces:	2
Fireplace Details:	Basement, Gas, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Bathroom, Laundry Room, Main Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Briar Oak Estates
Community:	Palliser
Amenities:	None, RV/Boat Storage
Appliances:	Dishwasher, Electric Stove, Freezer, Refrigerator, Washer/Dryer
Inclusions:	Freezer in garage
Restrictions:	Adult Living, Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Kitchen · 15'11" × 10'10" ·
Main Floor	Dining Room · 12'4" × 10'11" ·
Main Floor	Living Room · 15'11" × 11'10" ·
Main Floor	Den · 10'4" × 9'11" ·
Main Floor	Laundry · 7'7" × 5'3" ·
Main Floor	Bedroom - Primary · 14'11" × 13'4" ·
Basement	Family Room · 26'6" × 13'2" ·
Basement	Game Room · 22'9" × 12'9" ·

Basement	Bedroom · 12'11" × 11'7" ·
Title to Land:	Fee Simple
Community Features:	Shopping Nearby
Interior Features:	Granite Counters, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wood Windows
Exterior Features:	None
Patio And Porch Features:	Deck
Lot Features:	Treed
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-CG
Listed Date:	Nov 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/112-oakbriar-close-sw-calgary-a2354346/

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Data was last updated November 23, 2026 at 06:05 PM (UTC)

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