170 Oakbriar Close SW

Calgary | Active | MLS® A2318401

$665,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1988**	**1,616.86 sq. ft.**

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Listed by Sotheby's International Realty Canada

A closer look

Rarely does an opportunity arise to own one of the largest bungalow-style residences in the highly sought-after Briar Oak Estates adult community. Offering over 1,600 square feet of beautifully maintained living space above grade, plus a fully finished basement, this exceptional half-duplex combines the convenience of low-maintenance living with the comfort and functionality of a thoughtfully designed home.

Immaculately presented throughout, the main level features an inviting floor plan with lots of natural light, two spacious bedrooms plus a den with a beautiful Palladian window and two full bathrooms, including a generous primary retreat complete with a walk-in closet and private four-piece ensuite. Garden doors off the dining area open to a private deck, creating the perfect setting for morning coffee or outdoor entertaining.

The fully finished lower level expands the living space with an additional bedroom, full bathroom, and versatile recreation area, ideal for hosting family and guests. A double attached garage with two parking spots in the driveway provides added convenience.
Meticulously cared for by its current owner, the home offers valuable peace of mind with all Poly-B plumbing professionally replaced. Opportunities to purchase in Briar Oak Estates are rare, and larger units such as this seldom come to market. This is an exceptional offering for those seeking an elegant, carefree lifestyle in a well-established and desirable adult community.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2318401
Bedrooms	3
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
Total Living Area:	1,616.86 sq. ft.
Main Level Finished Area:	1,616.86 sq. ft.
Below Grade Finished Area:	1,157.35 sq. ft.
Condo Fee:	$690.81
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Front Exposure:	East
Entry Level:	1
Levels:	One
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	1988 (Age: 38)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	8810368
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Duplex

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	2
Fireplace Details:	Basement, Electric, Gas, Living Room, Mantle
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Front Drive
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Main Level, Sink
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Briar Oak Estates
Community:	Palliser
Amenities:	None
Appliances:	Dishwasher, Dryer, Electric Range, Freezer, Garage Control(s), Refrigerator, Window Coverings
Inclusions:	Central Vacuum and Attachments (As-Is), Electric Fireplace, Master Bathroom Unattached Cabinets, Shelving in Basement, Security System
Restrictions:	Adult Living
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Bedroom · 12'1" × 9'6" ·
Main Floor	Dining Room · 14'2" × 7'6" ·
Main Floor	Foyer · 7'7" × 6'7" ·
Main Floor	Kitchen · 16'4" × 14'7" ·

Main Floor	Laundry · 8'10" × 8' ·
Main Floor	Living Room · 14'2" × 14'1" ·
Main Floor	Office · 11'1" × 9'11" ·
Main Floor	Pantry · 4'9" × 1'11" ·
Main Floor	Bedroom - Primary · 16'6" × 14' ·
Main Floor	Walk-In Closet · 8'11" × 7'4" ·
Lower Level	Bedroom · 19'6" × 14'7" ·
Lower Level	Family Room · 31'7" × 15'2" ·
Lower Level	Storage · 26'2" × 10' ·
Lower Level	Storage · 11'9" × 8'10" ·
Lower Level	Furnace/Utility Room · 14'7" × 11'3" ·
Lower Level	Walk-In Closet · 5'2" × 4'10" ·
Title to Land:	Fee Simple
Community Features:	Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Built-in Features, Central Vacuum, Kitchen Island
Exterior Features:	Balcony
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Landscaped
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-CG d17
Listed Date:	Jun 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/170-oakbriar-close-sw-calgary-a2318401/

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