

# \$405,800 - 104, 9500 Oakfield Drive Sw, Calgary

MLS® #A2230886

**\$405,800**

2 Bedroom, 2.00 Bathroom, 1,441 sqft

Residential on 0.00 Acres

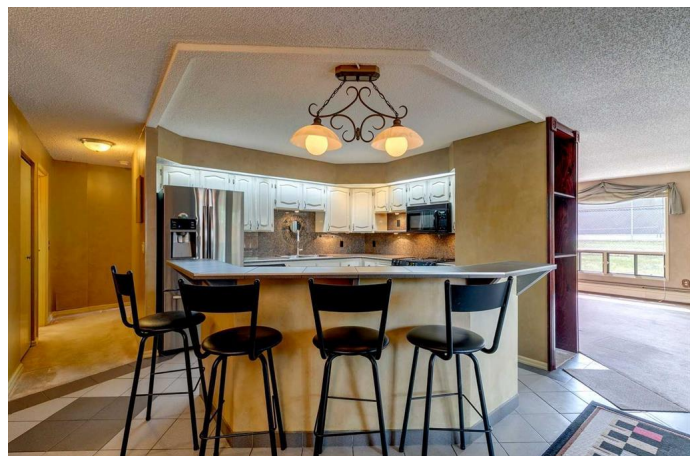
Oakridge, Calgary, Alberta

Adult Living at Its Finest! Spacious 2 bed, 2 bath corner unit in the desirable 55+ Heritage Manor in Oakridge. Offering 1,440+ sq ft of bright, open living space, this ground-floor SW unit backs onto a green space and park. Features include a large kitchen with granite-tiled counters, white oak cabinets, newer appliances, and a central island with raised breakfast bar. The cozy living room has a wood-burning fireplace and opens to a private stone patio with covered alcove. The king-sized primary retreat includes 3 closets and a 5-piece ensuite. 2nd bedroom is perfect for an den or a guest room. Enjoy in-suite laundry & storage, 2 parking stalls (1 underground, 1 surface), and 2 storage units 1 in the parkade and 1 down the hall from the unit. Exceptional amenities include a heated indoor pool, hot tub, sauna, gym & party room. Close to South Glenmore Park, shopping, dining & Stoney Trail. Immediate possession available!

Built in 1979

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2230886  |
| Price          | \$405,800 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,441     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1979              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 104, 9500 Oakfield Drive Sw |
| Subdivision | Oakridge                    |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2V 0L1                     |

### Amenities

|                |                                                                                                                                                                     |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Parking, Party Room, Secured Parking, Storage, Trash, Visitor Parking, Garbage Chute, Indoor Pool, Recreation Room, Sauna, Spa/Hot Tub |
| Parking Spaces | 2                                                                                                                                                                   |
| Parking        | Assigned, Parkade, Stall, Underground                                                                                                                               |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Tile Counters             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Freezer |
| Heating           | Baseboard, Natural Gas                                                                                                    |
| Cooling           | None                                                                                                                      |
| Fireplace         | Yes                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                         |
| Fireplaces        | Living Room, Mantle, Wood Burning, Gas Log, See Remarks                                                                   |
| # of Stories      | 3                                                                                                                         |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Roof              | Tar/Gravel      |
| Construction      | Brick, Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 3               |
| Zoning         | M-C1 d65        |

## **Listing Details**

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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