

\$349,900 - 104, 9500 Oakfield Drive Sw, Calgary

MLS® #A2266791

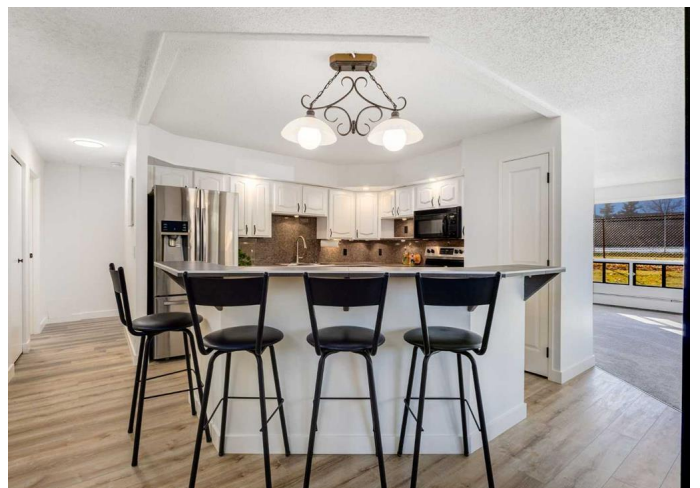
\$349,900

2 Bedroom, 2.00 Bathroom, 1,445 sqft

Residential on 0.00 Acres

Oakridge, Calgary, Alberta

Right sizing made easy! This large pristine corner, end unit with 2 bedrooms, 2 bathrooms, 2 storage lockers, & 2 dedicated parking spaces is a GEM! Heritage Manor is a 55+ concrete building with secure underground parking, designed for active adults. Enjoy the indoor pool, hot tub, sauna, fitness room or book the party room! What makes it even better is this bright turnkey home has new paint, new vinyl plank flooring, new carpet, new trim, and a fresh feel! It is flooded with an abundance of sunlight. The private fenced patio area with direct street access creates a sense of living in a sprawling detached bungalow. Every room is generously sized. The kitchen offers extensive counter space, a center island with an eat-up bar, pantry, stainless steel appliances, and white cabinetry with black hardware. The living room has three large windows, a fireplace, and ample space for entertaining family and friends. The dinning area has room for a large table + sideboard or hutch. There is in suite laundry, a plethora of storage, and a 4pc main bathroom. The spacious primary suite boasts 3 full closets plus a 5 pc ensuite with dual sinks. The versatile 2nd bedroom makes for a perfect guest room, office, or hobby room. A new reserve study completed in January 2025 further enhances confidence in your investment. Just steps away are local shops like "The Apple Lady" & "The Social Grind" coffee shop. Oak Bay Plaza, Oakridge Mall & Glenmore Landing are mere



moments away. Neighboring South Glenmore Park & the Oakridge Community Association make staying active a breeze. If you are ready for the convenience of a maintenance free, lock & leave lifestyle without compromise, look no further! Welcome Home.

Built in 1979

Essential Information

MLS® #	A2266791
Price	\$349,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,445
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), Party Room, Secured Parking, Visitor Parking, Fitness Center, Indoor Pool, Sauna, Spa/Hot Tub
Parking Spaces	2
Parking	Off Street, Stall, Underground, Parkade
# of Garages	1

Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Oven
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Wood Burning, Gas Starter, Tile
# of Stories	3

Exterior

Exterior Features	Private Entrance, Private Yard
Roof	Membrane
Construction	Brick, Concrete

Additional Information

Date Listed	October 25th, 2025
Days on Market	23
Zoning	M-C1 d65

Listing Details

Listing Office	RE/MAX First
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