

# \$378,500 - 209, 9500 Oakfield Drive Sw, Calgary

MLS® #A2208175

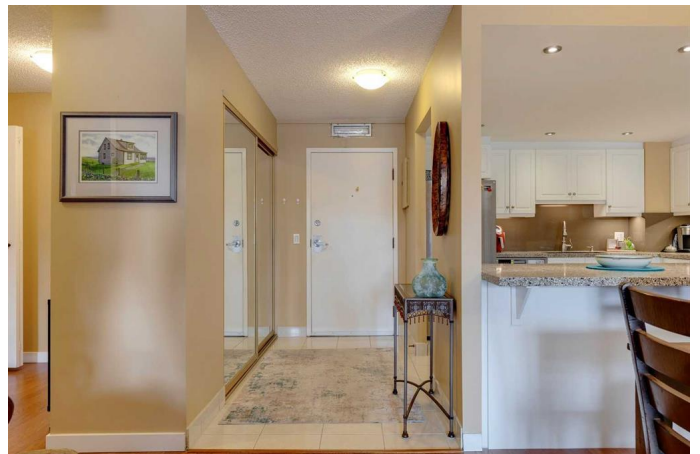
**\$378,500**

2 Bedroom, 2.00 Bathroom, 1,325 sqft  
Residential on 0.00 Acres

Oakridge, Calgary, Alberta

Beautifully renovated South facing 1325 SF 2 bed 2 bath condo in a concrete building in the desirable Oakridge 55+ complex of Heritage Manor. As you enter this bright, spacious condo, you are welcomed by an open plan living area with gleaming solid hardwood flooring and Designer paint colours throughout. Well laid out kitchen with plenty of cabinets, granite countertops and tiled backsplash with newer Stainless steel appliances. Entertaining is a breeze in the open plan dining and living rooms that easily hold full sized furniture suites. Cosy corner gas Fireplace with stunning live edged wood mantle. Enjoy the afternoon sun on the covered South facing balcony. Relax in the King Sized primary suite with patio door to the South facing balcony, newer plush carpeting, walk-in closet and updated 4 piece ensuite with double sinks, oversized shower and granite counters. Good sized additional bedroom and updated 4 piece bath. Full sized in suite laundry. This unit comes with 2 underground assigned parking stalls #36 & 37. Three assigned storage units, #48 in parking stall and 2 caged storage units S61 and S62 on the 2nd floor. Enjoy the building amenities that include a heated indoor pool, hot tub and sauna, fully equipped gym and party room. No pets are allowed. Steps to transit, bike paths, shopping and South Glenmore Park. Easy access to Stoney Trail and the Mountains.

Built in 1980



## Essential Information

MLS® #	A2208175
Price	\$378,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,325
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	209, 9500 Oakfield Drive Sw
Subdivision	Oakridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0L1

## Amenities

Amenities	Elevator(s), Fitness Center, Party Room, Secured Parking, Storage, Trash, Visitor Parking, Car Wash, Garbage Chute, Indoor Pool
Parking Spaces	2
Parking	Assigned, Parkade, Underground

## Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Living Room, Mantle
# of Stories	3

## Exterior

Exterior Features	Balcony
Construction	Brick, Concrete, Metal Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 3rd, 2025
Days on Market	16
Zoning	M-C1

## Listing Details

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

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.