

# \$399,900 - 110, 9500 Oakfield Drive Sw, Calgary

MLS® #A2212753

**\$399,900**

1 Bedroom, 2.00 Bathroom, 1,442 sqft  
Residential on 0.00 Acres

Oakridge, Calgary, Alberta

Feels Like a Bungalow, Lives Like a Dream  
“ Welcome to Heritage Manor. This beautiful corner unit offers over 1,400 square feet of elegant, sun-soaked living space in the exclusive 55+ Heritage Manor building in Oakridge. With more windows than most homes, this rare ground-floor unit is bathed in natural light and backs onto a peaceful green space—bringing the outdoors in and giving it the feel of a bungalow rather than a traditional condo. Step inside to a bright, open-concept layout with windows facing east and south, filling every corner with sunshine and warmth. Thoughtfully designed in neutral tones, the spacious living and dining areas easily accommodate full-sized furniture and are perfect for entertaining. The heart of the home—your stylish kitchen—features granite counters, timeless white cabinetry, and newer appliances, offering both form and function. The living room is anchored by a cozy gas fireplace with a custom wood mantle, making it the ideal place to unwind on chilly evenings. Just off the main living area is a sunlit den, perfect as a home office, hobby space, reading nook, or even a guest room. Retreat to the king-sized primary suite, complete with three generous closets and a fully updated 4-piece ensuite with double sinks, granite counters, and a beautifully oversized shower. A second 4-piece bathroom has also been tastefully updated, and a full-size laundry room just outside the Primary bedroom adds everyday convenience. This home also offers



exceptional storage and parking, including two assigned underground stalls, a locker in one of the stalls, and two additional caged storage units located on the second floor. Enjoy resort-style amenities just steps from your door—take a dip in the heated indoor pool, relax in the hot tub or sauna, stay fit in the fully equipped gym, or connect with neighbours in the social room. Set in the quiet, established community of Oakridge, you’re surrounded by mature trees, scenic walking and biking paths, and the natural beauty of South Glenmore Park and the Glenmore Reservoir. Enjoy easy access to Heritage Park, local shopping and restaurants, and major roadways like Stoney Trail, making it easy to get anywhere—including the mountains. This isn’t just a home—it’s a lifestyle tailored to those who appreciate comfort, community, and connection to nature. Come see why this corner unit in Heritage Manor is truly one of a kind.

Built in 1980

### Essential Information

MLS® #	A2212753
Price	\$399,900
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	1,442
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address 110, 9500 Oakfield Drive Sw

Subdivision	Oakridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0L1

### **Amenities**

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

### **Interior**

Interior Features	Double Vanity, Granite Counters, No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
# of Stories	3

### **Exterior**

Exterior Features	None
Construction	Brick, Concrete, Metal Siding

### **Additional Information**

Date Listed	April 22nd, 2025
Zoning	M-C1

### **Listing Details**

Listing Office	Real Broker
----------------	-------------

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.