

**104, 9500 Oakfield Drive SW**  
**Calgary, Alberta**
**MLS # A2230886**

**\$399,900**

<b>Division:</b>	Oakridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,441 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 918
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-C1 d65
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Tile Counters		

**Inclusions:** Corner shelves in Dining room, 2nd bedroom and laundry room, 4 bar stools

Open House Saturday July 12 2-4PM. 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!