

211, 9500 Oakfield Drive SW
Calgary, Alberta

MLS # A2341526



\$380,000

Division:	Oakridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,442 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, See Remarks, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Tar/Gravel
Basement:	-
Exterior:	Brick, Concrete
Foundation:	-
Features:	Built-in Features, Double Vanity, Dry Bar, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 945
LLD:	-
Zoning:	M-C1 d65
Utilities:	-

Inclusions: N/A

Welcome to Heritage Manor, a well-managed and meticulously maintained 55+ adult building ideally located in the heart of Oakridge. Quietly tucked away yet just minutes from Co-op, Safeway, Glenmore Landing, Southland Leisure Centre, the Jewish Community Centre, an array of shops and services, and the scenic Glenmore Reservoir pathways, this is an exceptional opportunity to enjoy spacious, comfortable living in a convenient location. One of the largest units in the building, this impressive corner suite offers approximately 1,445 sq. ft. of living space with generously sized principal rooms throughout. The bright and welcoming living room features a cozy fireplace and opens to a large private balcony overlooking residential homes, the Oakridge Community Centre fields and nearby school grounds. With no one living above and peaceful greenspace surrounding the property, you'll enjoy a wonderful sense of privacy. The spacious dining room provides plenty of room for entertaining, while the well-designed kitchen offers an opportunity to add your own personal touches. The exceptionally large primary bedroom is a true retreat, complete with a full ensuite and ample closet space. A well-sized second bedroom and second 4-piece bathroom provide comfortable accommodations for guests or additional living space. Newer Benjamin Moore paint throughout the entire unit, newer carpeting (within the last 4 years), newer washer and dryer, upgraded baseboards, newer doors and closet doors, and a combination of laminate and carpet flooring make this home move-in ready while still allowing you to personalize it to your taste. Heritage Manor offers an impressive selection of amenities designed to enhance an active and social lifestyle. The bright main-floor atrium features an indoor pool, hot tub, sauna and exercise room. Residents can also enjoy a

spacious party room with a full kitchen, along with a second-floor common area featuring a library, kitchen and sitting area — perfect for visiting with neighbors, friends and family. This suite also comes with two assigned underground heated parking stalls, one secure underground heated storage room, plus two additional above-grade storage lockers — providing an abundance of storage rarely found in condo living. The building also features a newer elevator (2026). Surrounded by parks, pathways, greenspace and everyday conveniences, this is a wonderful opportunity for those looking to downsize without sacrificing space, privacy or amenities. Bring your decorating ideas and make this exceptionally spacious Oakridge home your own!