



GRASSROOTS
REALTY GROUP

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**104, 9500 Oakfield Drive SW
Calgary, Alberta**

MLS # A2230886



\$374,900

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

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 918
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C1 d65
Foundation:	-	Utilities:	-
Features:	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 Sunday August 3 1-4PM. 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!