



**GRASSROOTS**  
REALTY GROUP

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**110, 9500 Oakfield Drive SW  
Calgary, Alberta**

**MLS # A2212753**



**\$389,900**

<b>Division:</b>	Oakridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,442 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Floors:** Carpet, Ceramic Tile

**Roof:** -

**Basement:** -

**Exterior:** Brick, Concrete, Metal Siding

**Foundation:** -

**Features:** Double Vanity, Granite Counters, No Animal Home, No Smoking Home, See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 918

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

**Inclusions:** N/A

Feels Like a Bungalow, Lives Like a Dream &ndash; 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&nbsp;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&mdash;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&mdash;your stylish kitchen&mdash;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&nbsp;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&mdash;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.