

# \$650,000 - 9908 Oakridge Road Sw, Calgary

MLS® #A2214657

**\$650,000**

3 Bedroom, 3.00 Bathroom, 1,213 sqft  
Residential on 0.15 Acres

Oakridge, Calgary, Alberta

Welcome to a rare opportunity in quite Oakridge community, one of Calgary's most established and sought-after communities. This home offers the perfect blend of timeless comfort, modern convenience, and unbeatable access to the city's top amenities—making it a true standout for families and professionals alike, in an unmatched location & amenities. This spacious 4-level split home presents a fantastic opportunity to update and renovate to suit your style in a peaceful, convenient and private setting, ideal for buyers who recognize the incredible lifestyle that a parcel of this size can provide.

Each level gives the home sufficient space for every activity, Kitchen Living room, and bedrooms are very spacious with plenty of natural light, complimented by the bright off-white walls, undeveloped basement can be use or serve as a massive storage space

This functional floorplan features three bedrooms above grade, main level features spacious living room with large windows, bringing in lots of natural light, a large dining room perfect for hosting family and friends, and the lower level offers a large dan. The backyard itself is a rare find—with mature trees and offering ample space for entertaining, gardening, relaxing, or play.

Live steps from everything that makes



Oakridge exceptional: Top Schools, parks, playground, comprehensive public transport, Community Centre and more. Enjoy the community activities and services, Walk to Louis Riel School (K-9, GATE & Science programs) and Calgary Girls' School, with excellent public, Catholic, and French Immersion options nearby. For high school students, Oakridge is within the catchment area for some of Calgary's top-rated high schools, including Dr. E.P. Scarlett High School (offering Advanced Placement and French Immersion programs), Henry Wise Wood High School (offering IB, GATE, , Central Memorial High School (renowned for its arts-focused curriculum), and Lord Beaverbrook High School.

Nature at Your Doorstep: Enjoy direct access to Calgary's renowned pathway system, leading to Fish Creek Park, Weaselhead Natural Area, and the Glenmore Reservoir offering endless opportunities for walking, cycling, sailing, canoeing, birdwatching, and water sports.

Convenient Commute: easy get away via Southland Drive, quick access to the new Stoney Trail (Ring Road) and just minutes from downtown Calgary, making your daily commute or weekend adventures effortless.

Recreation & Shopping: Close to Southland Leisure Centre, Oakridge Co-op Plaza, Glenmore Landing, Southcentre Mall, and Chinook Centre for all your shopping, dining, and fitness needs.

Don't be deceived this home is remarkably quiet and offers open space. This is a rare opportunity

Built in 1973

## **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2214657      |
| Price          | \$650,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,213         |
| Acres          | 0.15          |
| Year Built     | 1973          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 9908 Oakridge Road Sw |
| Subdivision | Oakridge              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2V 4A5               |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 3                                |
| Parking        | Driveway, Single Garage Attached |
| # of Garages   | 1                                |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Laminate Counters, Separate Entrance                    |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air                                              |
| Cooling           | None                                                    |
| Fireplace         | Yes                                                     |
| # of Fireplaces   | 1                                                       |
| Fireplaces        | Gas                                                     |
| Has Basement      | Yes                                                     |
| Basement          | Full, Unfinished                                        |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | None, Private Yard                            |
| Lot Description   | Back Yard, Landscaped, Rectangular Lot        |
| Roof              | Asphalt Shingle                               |
| Construction      | Brick, Metal Siding, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                               |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 10th, 2025 |
| Days on Market | 102            |
| Zoning         | R-CG           |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | D Gees Realty Inc. |
|----------------|--------------------|

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