

9908 Oakridge Road SW
Calgary, Alberta

MLS # A2214657



\$650,000

Division:	Oakridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,213 sq.ft.	Age:	1973 (52 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Metal Siding , Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Separate Entrance		

Inclusions: NA

Welcome to this spacious 4-level split home in the quite Oakridge community, it presents a fantastic opportunity to update and renovate to suit your style. Peaceful setting, privacy, and convenient proximity to lots of amenities. 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 The functional split-level floorplan features three bedrooms above grade, main level features spacious living room with lots of natural light, large windows, and 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. This location is unbeatable, just a short walk to parks, playground, and Schools, Community Centre, and more. Enjoy the community activities and services of the Oakridge area: bike paths, playgrounds, shopping center, sports complex and comprehensive public transport. Easy get away via Southland Drive and Stoney Trail, don’t be deceived—this home is remarkably quiet and offers open space. This is a rare opportunity