

9408 Oakland Road SW
Calgary, Alberta

MLS # A2249057



\$599,900

Division:	Oakridge		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,460 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	See Remarks	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, High Ceilings		

Inclusions: See Remarks

Welcome to this charming, well-built bungalow situated across from a peaceful park in one of Calgary's most sought-after communities. This home offers a classic layout with great bones and endless potential for renovation or customization. The main level features a sunken living room with a cozy wood-burning fireplace, three generous bedrooms, including a primary with a 3-piece ensuite, and a full main bath. The bright kitchen opens to an east-facing deck-ideal for morning coffee or summer entertaining- overlooking the private, mature backyard. Upstairs, a rare, light-filled loft offers a versatile space for a home office, studio, or playroom. The walk-out lower level is currently unfinished, providing a blank canvas for a recreation area, gym, or additional bedrooms. The updated roof ensures durability and low maintenance for years to come, while the double attached garage adds everyday convenience. Located just steps from soccer fields, green spaces, and the Glenmore Reservoir's extensive pathway system, you'll enjoy walking, cycling, and easy access to nature right from your doorstep. Oakridge is known for its tree-lined streets, family-friendly atmosphere, and proximity to excellent schools, shops, and major commuter routes. This is a rare opportunity to put your own stamp on a home in an exceptional location—don't miss it!