

# \$845,000 - 9532 Oakland Way Sw, Calgary

MLS® #A2226023

## \$845,000

5 Bedroom, 3.00 Bathroom, 1,503 sqft  
Residential on 0.14 Acres

Oakridge, Calgary, Alberta

\*\*\*\*OPEN HOUSE, SATURDAY MAY 31, NOON-2PM\*\*\*\*. Welcome to this spacious and beautiful bungalow offering over 2,480 sq ft of fully developed living space on a generous 6,200 sq ft lot in the highly desirable community of Oakridge. This charming home features Vaulted ceilings, newer windows (some triple pane), a blend of Maple Hardwood flooring and slate flooring, updated lighting, an oversized, insulated double attached garage, plus RV parking, perfect for all your vehicles and toys.

The main floor offers excellent curb appeal and a welcoming front porch that leads you into a bright open-concept layout. The formal living room features a cozy wood-burning fireplace, while the spacious dining area flows into an inviting kitchen with granite countertops, stainless steel appliances, a large island, and ample storage. Adjacent is the family room with a dramatic vaulted ceiling, a warm gas fireplace and patio doors that open onto the expansive deck—ideal for entertaining. There are three bedrooms on the main level, including a primary suite with a walk-in closet, private ensuite, and a beautifully updated 4-piece main bathroom. The fully finished basement is bright and comfortable, featuring in-floor sub heating, two additional bedrooms, a 4-piece bathroom, a large recreation room, a laundry area, and tons of extra storage space. Enjoy your stunning backyard oasis complete with mature trees, beautiful landscaping, a spacious patio,



and plenty of room for kids and pets to play. Located just a short walk to schools, parks, pathways, and the Glenmore Reservoir, this home truly offers the best of family-friendly living in one of Calgary’s most established neighbourhoods. Don’t miss your opportunity to own this move-in-ready gem in Oakridge”book your showing today!

Built in 1975

**Essential Information**

MLS® #	A2226023
Price	\$845,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,503
Acres	0.14
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	9532 Oakland Way Sw
Subdivision	Oakridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4G5

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, Granite Counters, No Smoking Home, Storage
Appliances	Built-In Oven, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Treed
Roof	Asphalt
Construction	Brick, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 31st, 2025
Days on Market	7
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.