

# \$799,000 - 9607 Oakhill Drive Sw, Calgary

MLS® #A2266403

**\$799,000**

4 Bedroom, 3.00 Bathroom, 1,159 sqft  
Residential on 0.14 Acres

Oakridge, Calgary, Alberta

OPEN HOUSE SUNDAY OCT 26 FROM 12 - 2 PM. This 4-level split in the sought after community of Oakridge features over 2100 sq ft of developed space and has just under gone the most complete extensive and attractive renovation. Walk into the front door to a wide-open floor plan, fresh and modern, with a large living room, dining room and an all-new kitchen. New LVP floors, hardwood stairs, paint, light fixtures, flat ceilings, large stone Island with loads of counter and cabinet space, all new cabinets, appliances ... itâ€™s a space to entertain and live in. Up stairs the Master bedroom easily accommodates a King bed and has its own 2 pce ensuite that has a separate toilet closet. The other 2 bedrooms are a good size share a beautiful 4 pce ensuite which comes complete with a smart/LED and anti fog mirror. The 3 rd level is light and bright with lots of windows and features an electric fireplace, large family room, storage closet, a 4 th bedroom/ office with a large walk-in closet. This room is large enough to be both a bedroom and office together. The 4 th level features a media room with sound proofing on the walls, a games area, 3 pce bathroom also with a smart anti fog mirror, laundry room and the utility room. All newer windows, furnace and hot water tank. Out back the single garage will accommodate a small car and all the toys one desires and the large yard features raised flowerbeds. A portion of the driveway and the front steps have recently been re-poured with fresh concrete. Now letâ€™s talk about the



locationâ€¦ walk or bike to Glenmore park, pathways, parks, shopping, restaurants, banks, schools or the Southland Rec. centre. If you are looking to just move in this gorgeous property is the one for you

Built in 1969

### Essential Information

MLS® #	A2266403
Price	\$799,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,159
Acres	0.14
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	9607 Oakhill Drive Sw
Subdivision	Oakridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V3W4

### Amenities

Parking Spaces	3
Parking	Driveway, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows
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Appliances	Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room
Has Basement	Yes
Basement	Full

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Front Yard, Garden, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 24th, 2025
Days on Market	8
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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