

# \$1,000,000 - 435 Oakside Circle Sw, Calgary

MLS® #A2228724

**\$1,000,000**

4 Bedroom, 4.00 Bathroom, 2,705 sqft

Residential on 0.17 Acres

Oakridge, Calgary, Alberta

Welcome to this beautifully maintained, oversized corner-lot single-family home, offering over 3,400 sq ft of fully developed living space, nestled in the highly desirable community of Oakridge. Situated on a quiet, mature street, this home provides exceptional privacy with professionally landscaped front and backyards.

Ideally located within the catchment areas of Louis Riel School (Grades K-9, well known for its GATE Program and science program, strong STEM-focused and enriched academic offerings), this property offers excellent educational opportunities for families.

Enjoy easy access to the natural beauty of Glenmore Reservoir, scenic walking and biking trails, and numerous parks—just minutes away.

Back alley allows for easy garbage and recycle pick-up - no hauling bins to curb.

The home boasts an ideal orientation: a Northeast-facing front entrance and a Southwest-facing backyard—perfect for sun-drenched mornings, relaxing afternoons, and extended outdoor living throughout the year.

Inside, the main floor features a traditional layout with defined living and dining spaces, a bright kitchen with a large granite central island, and an inviting sunroom ideal for



enjoying Calgary’s abundant year-round sunshine. Fresh interior paint and in-floor heated tile at the entrance add both comfort and style. The spacious living room showcases large windows, offering beautiful views of the front yard.

Upstairs, the generous primary suite includes a large bonus room that can easily be transformed into a walk-in closet or additional living space, along with an ensuite bathroom. Two additional bedrooms and a versatile office with built-in cabinetry provide flexibility for family living. Recent updates, including a newer roof, offer peace of mind.

Combining lifestyle, location, and long-term value, this property is an exceptional opportunity in Oakridge.

Built in 1978

**Essential Information**

MLS® #	A2228724
Price	\$1,000,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,705
Acres	0.17
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	435 Oakside Circle Sw
Subdivision	Oakridge

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4T7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bar, Built-in Features, Ceiling Fan(s), French Door, Kitchen Island, No Smoking Home, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Oven, Washer
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 11th, 2025
Days on Market	3
Zoning	R-CG

### Listing Details

Listing Office	Top Producer Realty and Property Management
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