

# \$759,000 - 9656 Oakhill Drive Sw, Calgary

MLS® #A2251023

**\$759,000**

4 Bedroom, 2.00 Bathroom, 1,122 sqft

Residential on 0.15 Acres

Oakridge, Calgary, Alberta

Welcome to this charming family home located in the highly sought-after community of Oakridge. The main floor showcases beautiful oak hardwood flooring, maintaining its original character and warmth. Enjoy a bright and functional layout featuring a spacious living room and dining area, perfect for everyday living and entertaining.

The home offers three bedrooms on the main level, including a primary suite with a convenient two-piece ensuite, plus an additional bedroom in the basement. The open-concept kitchen includes a cozy eating nook and plenty of storage space, while updated triple-pane windows throughout the main floor provide energy efficiency and comfort.

Step outside to a generous east-facing backyard complete with a 16' x 16' deck — ideal for summer evenings. The oversized double garage offers plenty of room for vehicles, tools, and toys. A brand new Landmark ClimateFlex roof with solid decking was just installed in 2025 for added peace of mind as well as a new hot water tank in 2024.

Downstairs, you'll find a partially developed basement with an additional bedroom and plenty of potential to create the space of your dreams.

Enjoy your morning coffee on the welcoming



front porch, and for the grill master, a roughed-in gas line is ready for your BBQ setup. Conveniently located close to Glenmore Reservoir, bike paths, schools, shopping, parks, and recreation – this home offers the perfect blend of comfort, function, and community.

Built in 1969

**Essential Information**

MLS® #	A2251023
Price	\$759,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,122
Acres	0.15
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	9656 Oakhill Drive Sw
Subdivision	Oakridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 3W5

**Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Detached, Driveway, Front Drive, Garage Door Opener
# of Garages	2

**Interior**

Interior Features	Laminate Counters, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Gentle Sloping, Landscaped, Rectangular Lot
Roof	Asphalt
Construction	Brick, Metal Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	August 25th, 2025
Zoning	R-CG

## Listing Details

Listing Office	Greater Calgary Real Estate
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