



GRASSROOTS
REALTY GROUP

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513 Oakridge Way SW
Calgary, Alberta

MLS # A2346580



\$999,900

Division:	Oakridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,743 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Low Ma		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Vinyl Windows		
Inclusions:	NA		

Welcome to 513 Oakridge Way SW, a beautifully renovated 4-level split backing directly onto green space and a park in the heart of Oakridge. From the moment you arrive, the home makes a strong first impression with fresh landscaping, new trees, cedar posts, a widened concrete driveway, front sitting area, updated walkway and steps, and a double attached garage. Inside, a practical mudroom-style entry offers coat storage, built-in seating and space to sit and remove your shoes. A few steps up, the bright living room is filled with natural light and flows into the fully renovated kitchen, designed with both style and function in mind. It features stainless steel appliances, two-tone cabinetry to the ceiling, white countertops, generous storage, and a large island with additional cabinetry and room for bar stools. The layout feels open without sacrificing the defined spaces that make a split-level home so functional. The dining area is open and inviting, with sliding doors leading to the private rear deck and views of the backyard and park beyond. Upstairs are three bedrooms, including the primary retreat with a beautifully renovated ensuite featuring a large tiled shower and 10 mm glass. The main bathroom has also been updated, and new flooring and fixtures throughout give the home a fresh, cohesive feel. The lower level offers another spacious living area with fireplace, a flexible office or guest room, a renovated 3-piece bathroom, and sliding doors that lead directly to the backyard patio. The finished basement adds even more usable space with an additional bedroom, a large laundry area, utility room, storage, and new basement windows that bring in extra natural light. Outside, the large backyard is enclosed with chain-link fencing and backs directly onto open green space and a park with no immediate neighbours behind. With both an upper deck and lower

patio area, the outdoor space feels private, open and well connected to the home. It is a peaceful setting that is difficult to replicate in an established community. Major exterior improvements include the roof, exterior paint, concrete front walkway and steps, rear deck, and backyard concrete pad in 2021; a new hot water tank in 2023; and new fencing, widened driveway, front concrete sitting area, landscaping, trees and cedar posts in 2026. Interior improvements include the complete kitchen renovation, renovated bathrooms, updated fixtures, new flooring, new basement windows, updated primary bathroom window, sliding patio door, and renovated lower-level spaces. Located close to parks, playgrounds, schools, pathways and everyday amenities, with convenient access to Stoney Trail and Highway 22X, this established southwest community offers the space and convenience families look for. With approximately 1,743 sq. ft. above grade, 4 bedrooms, 3 bathrooms, multiple living areas, a finished basement and an exceptional park-backing location, this is a home that stands out for both its renovations and its setting.