



**GRASSROOTS**  
REALTY GROUP

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9910 26 Street SW  
Calgary, Alberta

MLS # A2247270



**\$265,000**

|                  |                                      |               |                   |
|------------------|--------------------------------------|---------------|-------------------|
| <b>Division:</b> | Oakridge                             |               |                   |
| <b>Type:</b>     | Residential/Duplex                   |               |                   |
| <b>Style:</b>    | Attached-Side by Side, Bi-Level      |               |                   |
| <b>Size:</b>     | 525 sq.ft.                           | <b>Age:</b>   | 1975 (50 yrs old) |
| <b>Beds:</b>     | 2                                    | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, On Street, Stall           |               |                   |
| <b>Lot Size:</b> | -                                    |               |                   |
| <b>Lot Feat:</b> | Back Yard, Low Maintenance Landscape |               |                   |

|                    |                                                                                                         |                   |        |
|--------------------|---------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                 | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum                                                                              | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                                         | <b>Condo Fee:</b> | \$ 551 |
| <b>Basement:</b>   | Finished, Full                                                                                          | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stucco, Wood Frame                                                                                      | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | Wood                                                                                                    | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Beamed Ceilings, Central Vacuum, Granite Counters, Primary Downstairs, Sump Pump(s), Vaulted Ceiling(s) |                   |        |

**Inclusions:** Window Coverings

If you feel that you have been priced out of Calgary's real estate market, this tastefully upgraded bi-level townhouse might change your mind. Located in the very desirable community of Oakridge, this ideal starter home or investment property has easy access to shopping, great schools and is just minutes away from the trails around the South Glenmore Park. This unit has some standout features such as a great enclosed yard with mature trees, and a rear deck off the kitchen, perfect for barbecues and relaxing. Inside, the main level feels spacious, and bright with a vaulted ceiling, open beams, and a cozy wood-burning fireplace. The kitchen features granite countertops, lots of cupboards for storage and newer appliances. The dining room is a generous size, and is perfect for entertaining large gatherings or hosting dinners. Downstairs, you will find two bedrooms with laminate flooring and your own in-suite laundry. Don't miss your chance to own a fantastic move in ready condo at an amazing price point!