



GRASSROOTS
REALTY GROUP

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702, 9803 24 Street SW
Calgary, Alberta

MLS # A2275119



\$350,000

Division:	Oakridge		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,170 sq.ft.	Age:	1969 (56 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 531
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this townhome located in the mature and highly desirable community of Oakridge. Offered in original but very clean condition. Freshly painted throughout, this property presents an excellent opportunity for investors or buyers looking to renovate and build equity in a prime southwest location. This home features a functional and efficient layout with a convenient half bathroom on the main level and comfortable living and dining spaces that provide a strong foundation for future updates. The upper level offers three generously sized bedrooms, an ideal configuration for families, tenants and future resale. The unfinished basement includes laundry and provides ample storage, with clear potential for future development to increase livable square footage. This home also offers a fully fenced private backyard, providing a great space for families and pets. Oakridge is a well established southwest Calgary community known for its walkability, mature trees, and long-term desirability. Residents enjoy close proximity to Glenmore Reservoir and its extensive pathway system, making it highly attractive for outdoor focused lifestyles. Oakbay Plaza is just a short walk away, offering shops, restaurants, and everyday amenities. With nearby schools, parks, and transit, Oakridge continues to be a strong and stable location for both long-term holding and future resale potential.