



**102, 9803 24 Street SW  
Calgary, Alberta**

**MLS # A2298178**



**\$409,900**

<b>Division:</b>	Oakridge		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,261 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Environmental Reser		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 602
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, No Smoking Home, Separate Entrance		

**Inclusions:** Planter Boxes, Bookcases x 3, TV Wall Mounts x 3

Stop scrolling. This one is actually done. Fully renovated townhouse in Oakridge, southwest Calgary. Professionally refinished hardwood floors. A kitchen that was gutted and rebuilt from scratch with new cabinets, countertops, and appliances. New furnace and hot water tank in 2022. New electrical panel in 2023. Smart thermostat included. Out back you have a private fenced yard with no neighbours behind you. Just a quiet cul-de-sac. In Calgary, that kind of privacy in a townhouse is hard to find. The layout is simple and it works. Three bedrooms upstairs with a full 4-piece bathroom. A 2-piece bath on the lower level off the garage entry. An attached single car garage that will make you very happy come January. Vinyl plank in the kitchen, laminate in the bedrooms. Walk to Glenmore Park, South Calgary Hospital, Glenmore Landing shopping centre, schools, and public transit. Quick access to Macleod Trail and Stoney Trail. Move-in ready. Nothing left to do.