

903, 9803 24 Street SW
Calgary, Alberta

MLS # A2213714



\$399,000

Division:	Oakridge		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,247 sq.ft.	Age:	1969 (56 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Corner Lot, Few Trees, Front Yard, Low Maintenance Landscape, Private, Tre		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 574
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Pantry, Storage, Wood Counters		

Inclusions: Laundry sink, all window coverings

Bright, PET AND DOG FRIENDLY, 3-bedroom townhouse in Oakridge for UNDER \$400k! This home has been very well taken care of, with several updates in recent years. As you walk in, you are immediately shown the gorgeous kitchen. Sleek, soft close black cabinets, newer stainless-steel appliances and hood vent, new faucet, wood countertops, beautifully tiled backsplash, and a pantry add to this gorgeous kitchen which is sure to impress. The living room and dining room elegantly display the hardwood flooring on the main floor, with natural light flooding this living space. A half bath, which has been remodeled, completes the main floor. Upstairs provides the THREE large bedrooms (approximately 100 sqft, 105 sqft, and the huge 192 sqft primary) – large enough for queen beds in all. The stairs, hallway, and primary bedroom have new vinyl flooring. A complete 4-piece bathroom finishes the bright upper floor. The FINISHED basement is perfect for a playroom, gym, or theater room, with a spacious utility room with a workbench and storage space available. The BEST part about this townhouse is the fenced and serenely treed private-use yard. Neatly laid pavers provide a patio space big enough for furniture and a barbeque, while having one of the most private yards in this complex. This townhouse offers incredible value at a price that is difficult to find in this area of Calgary. This complex is pet and dog friendly – board approval and some restrictions apply. A home at this price and in great condition won’t last long.