



THE
A-TEAM

**RE/MAX
FIRST**

9803 24 Street #1902, Calgary T2V4L2

MLS® #: **A2162201** Area: **Oakridge** Listing **09/02/24** List Price: **\$378,500**
 Status: **Active** County: **Calgary** Change: **-\$7k, 23-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1969**

Lot Information

Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat: **Lawn**
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **1,292**
 Low Sqft:
 Ttl Sqft: **1,292**

DOM

79
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick, Wood Frame, Wood Siding**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **No Animal Home**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|---------------|-----------------------|---------------------|---------------|----------------------|
| Kitchen | Main | 8`10" x 12`1" | Dining Room | Main | 10`2" x 7`6" |
| Bedroom - Primary | Upper | 11`3" x 16`11" | Bedroom | Second | 9`11" x 9`10" |
| Bedroom | Second | 11`4" x 9`0" | 4pc Bathroom | Second | 8`11" x 5`0" |
| 2pc Bathroom | Main | 6`3" x 4`7" | | | |

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$589

Fee Simple
Fee Freq:
Monthly

M-CG d44

Legal Desc: 7410875

Remarks

Pub Rmks: **Welcome to this charming townhouse located in the peaceful and quiet neighborhood of Oakridge! If you're looking for a home just a 5-minute walk along a scenic path to one of the city's top public schools—Louis Riel School, offering Grades 1-9—this townhouse is a must-see. This beautifully maintained home features 3 bedrooms, 1.5 bathrooms, and spacious living areas. The main floor offers a large living room, a convenient half-bathroom, and a dining room that connects to a kitchen with ample space, perfect for a chef's dream. Upstairs, you'll find three bedrooms and a full bathroom, including a master bedroom with a large closet. Outside, the private yard is ideal for lounging and gardening. Plus, the community's vast greenspace is perfect for nature lovers and bikers.**

Inclusions: N/A
Property Listed By: Skyrock

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









