



THE
A-TEAM

**RE/MAX
FIRST**

9803 24 Street #104, Calgary T2V 1S5

MLS® #: **A2165495**

Area: **Oakridge**

Listing Date: **09/12/24**

List Price: **\$489,500**

Status: **Active**

County: **Calgary**

Change: **-\$400, 15-Sep**

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:

Finished Floor Area

Abv Sqft: **1,726**
Low Sqft:
Ttl Sqft: **1,726**

DOM

7

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Other**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Private Yard**

Construction: **Brick,Wood Frame,Wood Siding**
Flooring: **Hardwood,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Stove(s),Wall/Window Air Conditioner,Washer**
Int Feat: **Built-in Features,Chandelier,Closet Organizers,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`4" x 6`2"
Furnace/Utility Room	Main	20`6" x 8`11"
Dining Room	Second	13`8" x 7`9"
Living Room	Second	20`4" x 11`5"
4pc Bathroom	Third	6`9" x 7`9"
Bedroom	Third	10`0" x 11`4"

Room	Level	Dimensions
Foyer	Main	6`2" x 12`4"
Breakfast Nook	Second	8`11" x 9`4"
Kitchen	Second	11`5" x 9`4"
3pc Ensuite bath	Third	6`4" x 7`10"
Bedroom	Third	10`1" x 11`4"
Bedroom - Primary	Third	13`8" x 11`4"

Legal/Tax/Financial

Condo Fee:
\$598

Title: **Fee Simple**
Fee Freq:

Zoning: **M-CG d44**

Monthly

Legal Desc: 7410875

Remarks

Pub Rmks: **THIS IS THE ONE!! Completely transformed townhouse has been painted from top to bottom, brand new kitchen including appliances and quartz countertops, all new light fixtures, new bathroom vanities & tiled tub! Boasting stylish luxury vinyl plank flooring throughout along with gleaming refinished hardwood floors. The main level offers a spacious living room with centre fireplace and sliding patio doors out onto the balcony. Amazing kitchen that has been completed renovated & boasts brand new appliances along with new cabinetry and quartz countertops. Finishing the kitchen is a breakfast nook and patio doors leading to the fully fenced backyard. The sleeping quarters are located on the upper level and offer 3 bedrooms including the large master retreat with renovated 3 pc ensuite with stunning custom glass shower. The 2 additional bedrooms and a 4 pc. bathroom complete the top floor. This beautiful townhome with large functional floor plan and an attached garage is perfect for first time home buyers or looking to move up from a condo! Located in the desirable community of Oakridge, this home is so close to all necessary amenities and major roadways. The unit itself is tucked away in the one of the best & quietest parts of the complex and a south facing backyard with green space behind and lots of street parking. Well run condo board with great communication. Now's your time, book your showing today!**

Inclusions: N/A
Property Listed By: eXp Realty

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







