



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**9803 24 Street #1403, Calgary T2V1S5**

MLS®#: **A2177594**

Area: **Oakridge**

Listing Date: **11/08/24**

List Price: **\$372,900**

Status: **Active**

County: **Calgary**

Change: **None**

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: **Corner Lot,Landscaped,Treed**  
Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **1,024**  
Low Sqft:  
Ttl Sqft: **1,024**

DOM

**13**  
Layout  
Beds: **3 (3 )**  
Baths: **1.5 (1 1)**  
Style: **5 Level Split**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Entrance,Private Yard**

Construction: **Brick,Wood Frame,Wood Siding**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Refrigerator,Washer**  
Int Feat: **No Smoking Home,Storage**  
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	7`9" x 10`0"
2pc Bathroom	Main	4`7" x 6`2"
Bedroom - Primary	Second	17`7" x 11`4"
Bedroom	Third	9`4" x 11`3"
Living Room	Lower	19`8" x 11`3"
Storage	Basement	19`1" x 11`0"

Room	Level	Dimensions
Kitchen	Main	12`0" x 8`10"
Entrance	Main	5`0" x 9`2"
4pc Bathroom	Third	9`3" x 5`0"
Bedroom	Third	9`11" x 9`9"
Laundry	Basement	18`10" x 13`4"

Legal/Tax/Financial

Condo Fee:  
**\$537**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-CG**

Legal Desc: **7410875**

Remarks

Pub Rmks: **Great Value! Great Location! Located in the well established community of Oakridge, this CORNER UNIT TOWNHOME FEATURES 1250 SQ FT OF FINISHED LIVING AREA! As you enter onto the main floor, you'll find a spacious kitchen and dining area, perfect for both everyday meals and entertaining. On the lower level you'll find a generously sized living room that opens up to a large, private backyard providing relaxing outdoor space perfect for entertaining. The upper level features a LARGE PRIMARY BEDROOM followed by 2 ADDITIONAL BEDROOMS and a 4 pc baths a few stairs up. The basement level includes the laundry area and crawl space for ample storage. The remaining area has lots of potential for future development. The HARDWOOD IS NEWLY REFINISHED and still includes warranty. This unit includes a convenient parking stall directly behind the home. Located in a great neighbourhood, close to transit, shopping, schools and many additional amenities. Don't miss out on this opportunity to purchase in the highly desirable community! NOTE DUE TO CREB MEASUREMENT STANDARDS, LIVING RM IS NOT INCLUDED IN ABOVE GRADE CALCULATION DUE TO PROXIMITY TO RETAINING WALL. THE LIVING ROOM IS FULLY ABOVE GRADE WHICH WOULD PROVIDE 1250 SQ FT OF ABOVE GRADE AREA.**

Inclusions: **N/A**  
Property Listed By: **Century 21 Bamber Realty LTD.**

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





















