

9932 OAKRIDGE Road, Calgary T2V 4A5

MLS®#: **A2200135** Area: **Oakridge** Listing Date: **03/06/25** List Price: **\$739,900**
 Status: **Active** County: **Calgary** Change: **-\$20k, 08-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1973**
Lot Information
 Lot Sz Ar: **6,630 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,176**
 Low Sqft:
 Ttl Sqft: **1,176**

DOM

3
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **4 Level Split**

Parking

Ttl Park: **5**
 Garage Sz:

Access:

Lot Feat: **Back Yard,Landscaped,Low Maintenance Landscape,Many Trees,Paved,Rectangular Lot**
 Park Feat: **Carport,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Fireplace(s)**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard,Rain Gutters**

Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Granite Counters,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Separate Entrance,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **R-CG**
 Legal Desc: **1431LK**

Remarks

Pub Rmks: **LEGALLY SUITED, FULLY RENTED WITH OVER \$4100/MONTH CASH FLOW. TENANTS MUST BE ASSUMED- upper unit will be available for occupancy June 30, 2025 if owner wishes to reside in the main home. ** IN THE WALK-ZONE TO LOUIS REIL SCHOOL. This home has been meticulously upgraded with: UPPER UNIT- brand new**

kitchen with granite counters, new laundry cabinet with exhaust, huge island, loads of storage and drawers in the kitchen. Main bathroom is completely new with quartz counters and designer tile. Half bath off ensuite has larger quartz counter. New carpets throughout and luxury vinyl plank in all common areas. Huge windows at the front of the house let in a lot of light and the brick corner wood fireplace is a Calgary dream. Huge bedrooms. NEWER VINYL WINDOWS. LOWER SUITE: newer kitchen with quartz counters, luxury vinyl plank throughout, new plush carpet in massive bedroom. Huge windows are flooded with South and West light. Massive laundry room can also be used as a den or office as it is entirely finished. Loads of storage in the oversized furnace room. THE LEGAL SUITE TAKES UP THE BOTTOM TWO FLOORS. GENERAL: roof shingles about 10 years old, newer vinyl windows, furnace 2019, regular servicing for all mechanicals. AWESOME TENANTS ON FIXED TERM LEASES. NO SMOKING AT ALL.

Inclusions:

Property Listed By:

None

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









