

# \$399,000 - 903, 9803 24 Street Sw, Calgary

MLS® #A2213714

**\$399,000**

3 Bedroom, 2.00 Bathroom, 1,247 sqft

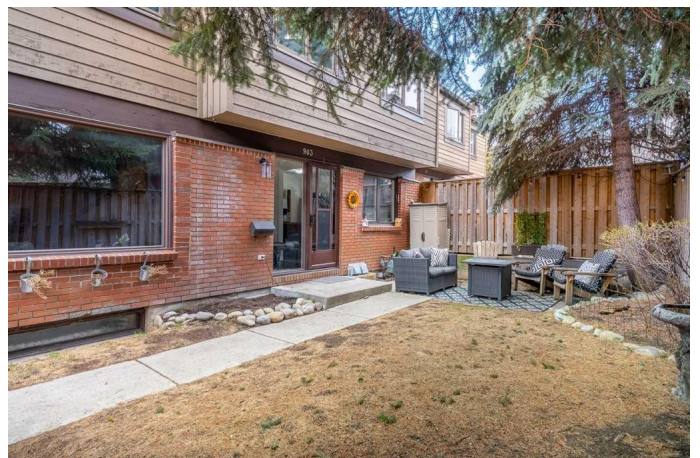
Residential on 0.00 Acres

Oakridge, Calgary, Alberta

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.

Built in 1969

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2213714      |
| Price          | \$399,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,247         |
| Acres          | 0.00          |
| Year Built     | 1969          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 903, 9803 24 Street Sw |
| Subdivision | Oakridge               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2V 3W5                |

**Amenities**

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Park, Parking, Snow Removal, Trash |
| Parking Spaces | 1                                  |
| Parking        | Off Street, Stall                  |

**Interior**

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Smoking Home, Pantry, Storage, Wood Counters |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer         |
| Heating           | Forced Air, Natural Gas                                         |

|              |                |
|--------------|----------------|
| Cooling      | None           |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Barbecue                                     |
| Lot Description   | Corner Lot, Few Trees, Front Yard, Low Maintenance Landscape, Private, Treed |
| Roof              | Asphalt Shingle                                                              |
| Construction      | Brick, Wood Frame, Wood Siding                                               |
| Foundation        | Poured Concrete                                                              |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 12               |
| Zoning         | M-CG             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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