

# \$419,000 - 801, 9803 24 Street Sw, Calgary

MLS® #A2228170

## \$419,000

3 Bedroom, 2.00 Bathroom, 1,286 sqft  
Residential on 0.00 Acres

Oakridge, Calgary, Alberta

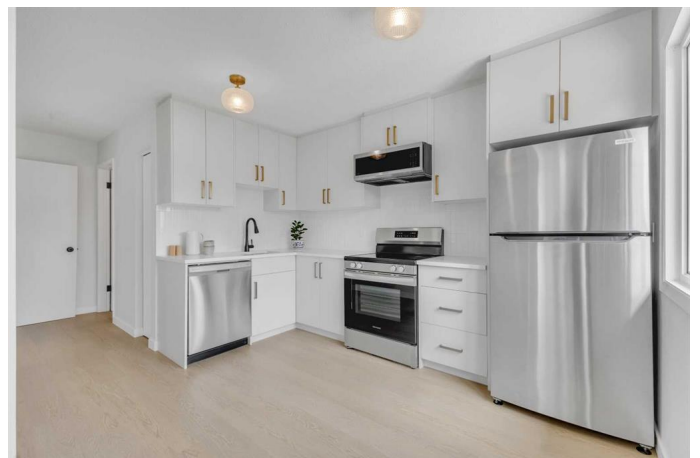
Step into this beautifully renovated 3-bedroom townhouse in the desirable Oakridge Gardens community! With \$70,000 in new upgrades, this home boasts modern vinyl plank flooring, fresh baseboards, a custom-designed kitchen, and elegantly updated bathrooms. Flooded with natural light, the heart of the home features a stylish kitchen equipped with brand-new appliances, quartz countertops, and a sleek vertical subway tile backsplash. A thoughtfully opened wall enhances the space, offering a seamless view into the bright and spacious dining and living area—ideal for keeping an eye on little ones while preparing meals. A tastefully remodeled half-bath completes the main level.

Upstairs, the generous 192 sq. ft. primary bedroom showcases two sets of windows and a large closet, providing ample space and brightness. Two additional well-sized bedrooms and a beautifully appointed 5-piece bathroom with double vanities complete the upper floor.

The partially finished basement offers versatility, with a recreational room perfect for a playroom, gym, or home theater, along with a utility area featuring a washer and dryer and abundant storage.

Outside, a private enclosed paved patio invites relaxation, with space for a small garden, outdoor furniture, and a barbecue—ideal for enjoying warm summer evenings.

Conveniently located within walking distance to South Glenmore Park, top-rated schools,



Southland Leisure Centre, and a variety of shopping and dining options, this home presents exceptional value in one of Calgary’s sought-after neighborhoods. Don’t miss out on this incredible opportunity!

Built in 1969

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2228170      |
| Price          | \$419,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,286         |
| Acres          | 0.00          |
| Year Built     | 1969          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 801, 9803 24 Street Sw |
| Subdivision | Oakridge               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2V1S5                 |

**Amenities**

|                |                 |
|----------------|-----------------|
| Amenities      | Visitor Parking |
| Parking Spaces | 1               |
| Parking        | Assigned, Stall |

**Interior**

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Double Vanity, No Animal Home, Open Floorplan, Quartz |
|-------------------|-----------------------------------------------------------------------|

|              |                                                                             |
|--------------|-----------------------------------------------------------------------------|
|              | Counters, Vinyl Windows                                                     |
| Appliances   | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer |
| Heating      | Forced Air                                                                  |
| Cooling      | None                                                                        |
| Has Basement | Yes                                                                         |
| Basement     | Partially Finished, Partial                                                 |

## Exterior

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

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 10             |
| Zoning         | M-CG d44       |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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