

\$424,500 - 202, 9803 24 Street Sw, Calgary

MLS® #A2243961

\$424,500

3 Bedroom, 2.00 Bathroom, 1,150 sqft
Residential on 0.00 Acres

Oakridge, Calgary, Alberta

**** OPEN HOUSE SAT AUG 23 12:00-2:00****

This gorgeous, professionally transformed 3-bedroom townhouse offers over \$70,000 in high-quality upgrades and thoughtful custom touches throughout. Main level was taken down to the studs and all required Permits in place in 2022. Located in a quiet, desirable part of Oakridge Gardens with a west-facing private, fully fenced yard with composite decking (2019)â€”perfect for summer entertaining, this home is move-in ready with an ideal blend of style, functionality, and comfort. Step inside to discover modern vinyl plank flooring on the main and upper levels (Nu-Way Flooring), complemented by modern paint throughout. The fully renovated custom kitchen by Prime Millwork boasts Vicostone polished quartz countertopsâ€”non-porous, scratch-, heat-, and stain-resistantâ€”and is equipped with LG stainless steel appliances including a gas range (2022) with warranty coverage until May 2027, pot filler and KraÃ¼s Stainless Steel sink. You'll also enjoy a range hood with exterior venting, a custom pantry, and a cozy custom breakfast nook. The spacious sundrenched living room features a corner electric fireplace and new window coverings throughout. The updated powder room completes the main level. Upstairs, you are greeted by the renovated 4-piece main bathroom that includes a new soaker-depth tub, new toilet, and a new marble-topped vanity. The spacious primary suite offers his and herâ€™s closets. The other 2 bedrooms



are a good size perfect for home office, workout room or kids rooms. The basement was developed professionally boasting a great recreation room, cold room, laundry, utility room and plenty of storage. Enjoy the lush Beaulieu carpet (Inspiration Flooring), solid core door and weather stripping on the cold room, plus a new LG Washtower. Additional upgrades include: new electrical panel (2021), Reem hot water tank, new exterior doors with Larson storm doors and new exterior lighting. Look no further. This townhouse is perfect. Attention to detail, quality and comfort. Just minutes from South Glenmore Park, Glenmore Reservoir, Glenmore Landing Shopping Centre, Southland Leisure Centre, an array of amenities, schools, and great access to major roadways. Don't miss this rare opportunityâ€”book your showing today!

Built in 1969

Essential Information

MLS® #	A2243961
Price	\$424,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,150
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	202, 9803 24 Street Sw
Subdivision	Oakridge

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 1S5

Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Gas Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Other
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2025
Days on Market	15
Zoning	M-CG d44

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.