

# \$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      | Wood Frame, Wood Siding, Brick |
| Foundation        | Poured Concrete                |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 22               |
| Zoning         | M-CG d44         |

### Listing Details

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

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