



GRASSROOTS
REALTY GROUP

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9611 24 Street SW
Calgary, Alberta

MLS # A2322090



\$649,900

Division:	Oakridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,189 sq.ft.	Age:	1975 (51 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Spacious detached home situated on a large lot in the established community of Oakridge. Offering a functional layout with 3 bedrooms and 1 full bathroom on the main floor, plus 2 bedrooms, 1 full bathroom, and a separate living area in the basement, this property presents an excellent opportunity for homeowners, investors, or those seeking multi-generational living. The main level features a bright living room, spacious kitchen and dining area, and generously sized bedrooms. The basement provides additional living space with a practical layout and ample storage. Enjoy a large backyard with a newly replaced fence, providing plenty of room for children, pets, gardening, or future landscaping projects. A detached garage and additional off-street parking add convenience and functionality. Located close to schools, parks, shopping, public transit, South Glenmore Park, the Glenmore Reservoir, and major roadways, this property offers exceptional potential in a sought-after southwest Calgary neighborhood.