



GRASSROOTS
REALTY GROUP

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1501, 9803 24 Street SW
Calgary, Alberta

MLS # A2348051



\$372,500

Division:	Oakridge		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,228 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 597
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home		

Inclusions: N/A

Welcome to this 1228 sq ft 3 Bedroom 1-1/2 bathroom condominium corner unit. This unit has a large single garage in Calgary's mature Oakridge community. Schools, Medical, Groceries, Southland Leisure Centre, all within an easy walking distance. Transportation is very close, and access to Stony Trail is 5 minutes away for quick getaways. There's a Green space with a bike path to either Fish Creek Park or Weasel Head/Glenmore Park attached to the condominium complex. Inside, you will find a nicely updated Kitchen & Bathroom. A Master Electrician has upgraded all the light switches and wall plugs in the unit and most of the light fixtures, excluding the garage.