1702 9803 24 Street SW

Calgary | Active | MLS® A2346872

$349,900









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1974**	**1,213.51 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

OPEN HOUSE SAT OCT 24, 12-2 PM. Picture stepping out your back door onto a quiet walking path, with no road and no neighbours facing you, just mature trees and open sky. This 3-bedroom Oakridge townhouse backs directly onto the pathway and comes with its own private fenced yard. It's a rare find at this price, and a great spot for morning coffee, summer evenings or letting a pet stretch its legs. Inside, the 5-level split gives you 1,214 sq ft above grade plus a finished lower level, for over 1,500 sq ft in total. The layout gives everyone their own space without feeling closed off. On the main floor, the living room looks out over the yard and the pathway beyond, so you get green views year-round. The bright kitchen and dining area are right there, with a powder room for guests. Half a level up, the primary bedroom has a level all to itself. At 17' x 11', it has room for a king bed, a reading chair and more. Up one more level are two more bedrooms and a full bath, which suit kids, guests or a home office. Downstairs, a 19' x 18' rec room gives you a true second living space: movie nights, a home gym, a playroom or a workspace that stays separate from everything else. The practical details are covered too. There's in-suite laundry, no carpet anywhere, and a newer furnace and hot water tank, so the big-ticket items are already done. Condo fees include building insurance, the reserve fund, waste removal and your parking stall. You also get the Oakridge location: respected schools, tree-lined streets, Calgary Co-op a short walk away, a bus stop steps from the complex, and the Fish Creek Park and Glenmore Reservoir trails just minutes away. Homes backing onto green space in Oakridge don't come up often. Come see it Saturday, or book your private showing today.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346872
Bedrooms	3
Bathrooms	2
Year Built	1974
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	5 Level Split
Total Living Area:	1,213.51 sq. ft.
Condo Fee:	$592.66
Condo Fee Includes:	Common Area Maintenance, Insurance, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Front Exposure:	North
Entry Level:	1
Levels:	5 Level Split
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	1974 (Age: 52)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	7410875;72
Heating:	Forced Air
Basement:	Partial, Partially Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Wood Siding
Structure Type:	Other
Roof:	Asphalt Shingle
Ensuite:	No

Flooring:	Laminate, Tile, Vinyl
Cooling:	None
Fireplaces:	0
Fireplace Details:	None
Garage:	No
Parking:	Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Oakridge Gardens
Community:	Oakridge
Amenities:	Other, Park
Appliances:	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Inclusions:	n/a
Restrictions:	Board Approval
Pets Allowed:	Yes
Main Floor	Kitchen · 12'2" × 12' ·
Main Floor	Dining Room · 7'7" × 7'4" ·
Main Floor	Living Room · 19'4" × 11'3" ·
2nd Floor	Bedroom - Primary · 17' × 11'3" ·
3rd Floor	Bedroom · 13'8" × 9' ·
3rd Floor	Bedroom · 12'1" × 10' ·
Basement	Game Room · 18'11" × 17'7" ·
Title to Land:	Fee Simple

Community Features:	Fishing, Golf, Park, Walking/Bike Paths
Interior Features:	See Remarks
Exterior Features:	Private Yard, Private Entrance
Patio And Porch Features:	See Remarks
Lot Features:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-CG d44
Listed Date:	Sep 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1702-9803-24-street-sw-calgary-a2346872/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 02:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® 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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.