



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

4104, 16969 24 Street SW
Calgary, Alberta

MLS # A2268975



\$259,900

Division:	Bridlewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	847 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 566
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	M-1 d75
Foundation:	-	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: n/a

Welcome to easy living in this bright and inviting 2-bedroom ground-floor unit, featuring fresh paint, new vinyl plank flooring, underground parking, and in-suite laundry! The open-concept layout offers a functional kitchen with plenty of cabinet space and a raised eating bar that flows effortlessly into the dining and living areas—perfect for entertaining or relaxing at home. Step outside to your private, south-facing patio, surrounded by mature trees that offer both privacy and a peaceful view. Even as the seasons change, this space provides a cozy extension of your home—perfect for a touch of outdoor décor or enjoying a crisp morning coffee bundled in a blanket. Located in a professionally managed building where condo fees include electricity, heat, and water/sewer, this property offers the ultimate in carefree condo living. You’ll love the unbeatable convenience of being steps away from schools, restaurants, Tim Hortons, Sobeys, and more! Don’t miss your chance—book your private showing today!