



**3112, 16969 24 Street SW
Calgary, Alberta**

MLS # A2269836

\$218,500



Division:	Bridlewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	605 sq.ft.	Age:	2008 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 380
Basement:	-	LLD:	-
Exterior:	Composite Siding, Mixed, Wood Frame	Zoning:	M-1 d75
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Smoking Home		

Inclusions: na

Experience convenience in this exceptional Bridlewood condo. Nestled on the main floor, Unit 3112 at 16969 24 St SW offers tons of potential and a rare blend of nature and accessibility. This oversized 1-bedroom, 1-bathroom gem features a dedicated office/den area and a massive living room (over 200 sq. ft.) allowing for a multitude of furniture layouts. Backing directly onto a lush conservation greenspace, the private recessed balcony serves as a quiet sanctuary with no neighbors behind you. The large primary bedroom includes plenty of storage, and the above-ground parking is located right outside your door. Laundry is right off the primary bedroom for ease! A major highlight is the all-inclusive condo fees, which cover all utilities: heat, water, sewer, and electricity. Perfectly located with direct access to Stoney Trail, you are moments away from shops, schools, and all essential amenities. Whether you are a first-time buyer seeking an affordable entry into the market or an investor looking for a smart return, this unit delivers.