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## 3112, 16969 24 Street SW Calgary, Alberta

MLS # A2269836



\$224,900

Division:	Bridlewood			
Туре:	Residential/Low Rise (2-4 stories)			
Style:	Apartment-Single Level Unit			
Size:	605 sq.ft.	Age:	2008 (17 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 tranquility and convenience in this exceptional Bridlewood condo! Nestled on the main floor, Unit 3112 at 16969 24 St SW is a gem featuring 1 bedroom and 1 bathroom, plus a wonderfully spacious office/den area to suit your lifestyle. You'll love the ease of above-ground parking right outside. But the real showstopper? Step onto your private, recessed balcony and immerse yourself in the peace of the conservation greenspace right behind you – ultimate privacy guaranteed! Whether you're a first-time buyer seeking an affordable entry into the market or an investor looking for a smart return, this unit delivers. Imagine: ALL your utilities (heat, water, sewer, and electricity) are included in the low condo fees! Large bedroom with tons of storage, massive living room (over 200 sq ft) allowing for a multitude of layouts/options. All this with a super convenient location which offers direct access to Stoney Trail, putting you moments away from all amenities, shops, schools, and everything you need.