



GRASSROOTS
REALTY GROUP

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**4216, 16969 24 Street SW
Calgary, Alberta**

MLS # A2278362



\$289,900

Division:	Bridlewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	971 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Oversized, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	Conservation, Landscaped, Level, Low Maintenance Landscape, Treed		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 643
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

Inclusions: None

Welcome home to this perfectly situated, bright and sunny, south facing, two bedroom, two bathroom, unit with a big, titled underground parking stall! You won't want to miss this one, the foyer (with huge in suite storage area) welcomes you home at the end of the day. Step through into this large, open, living space with treed south facing views. The kitchen, with breakfast bar, is the perfect spot for prepping dinner with friends, or hanging out with loved ones on a lazy Sunday morning. All the appliances have been updated, dishwasher (2023) microwave hoodfan (2022), washer and dryer (2021), and the oven and fridge (2019). The primary bedroom has a walkthrough closet and 4pc ensuite. There's a second full bathroom and bedroom, as well. The huge, covered balcony is perfect for BBQ season, or for a lounge in the sun, whenever summer returns again. Park in your big, titled, underground parking spot and walk to all this area has to offer. You're steps from the shops, restaurants, and coffee bars, a few more steps from green spaces and the neighbourhood parks, and there's always transit running close by to get you around, as well! Call your favourite realtor to schedule your showing today!