



**GRASSROOTS**  
REALTY GROUP

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**4110, 16969 24 Street SW**  
**Calgary, Alberta**

**MLS # A2285551**



**\$300,000**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	847 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 643
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** na

Welcome to Unit 4110 at 16969 24 Street SW — a beautifully maintained and thoughtfully updated home offering comfort, style, and incredible value. This spacious 2-bedroom, 2-bathroom condo features a functional layout perfect for professionals, downsizers, or investors alike. The updated kitchen is a standout, complete with sleek quartz countertops, modern finishes, and ample cabinetry, seamlessly flowing into the open-concept living and dining area. Rich hardwood floors add warmth and elegance throughout the main living space. Enjoy the added flexibility of a main floor den — ideal for a home office, reading nook, or additional workspace. The primary bedroom offers great space and privacy with its own full ensuite, while the second bedroom and bathroom are perfectly positioned for guests or family. Step outside to your south-facing patio, where you can soak up the sun and enjoy outdoor relaxation all season long. Additional features include in-suite laundry, TWO titled underground parking stalls, and a titled storage locker — a rare and valuable bonus providing convenience and extra storage space. Located in a desirable community close to shopping, schools, parks, and major roadways, this move-in-ready unit offers the perfect blend of comfort, functionality, and location. Don't miss your opportunity to call this exceptional property home.