



**1106, 16969 24 Street SW
Calgary, Alberta**

MLS # A2292205



\$299,900

Division:	Bridlewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	849 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Outside, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 528
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: None

Welcome to this bright and inviting ground level 2 bedroom, 2 bathroom condo offering a spacious open-concept layout and a fantastic west-facing patio perfect for enjoying sunny afternoons and evening BBQs. Large windows fill the living space with natural light, creating a warm and welcoming atmosphere. The well appointed kitchen features ample cabinetry, generous counter space, and a functional breakfast bar, making it ideal for both everyday living and entertaining. The comfortable living area flows seamlessly to the patio, extending your living space outdoors. The primary bedroom includes a walk through double closet and a private 4-piece ensuite, while the second bedroom is perfect for guests, a roommate, or a home office. A second full bathroom and in-suite laundry with additional storage add to the convenience. This no smoking, no pet home has been well maintained and is truly move in ready. Located with quick access to Stoney Trail, shopping, transit, parks, and everyday amenities, this is an excellent opportunity for first time buyers, downsizers, or investors. Don't miss your opportunity to own this bright, well maintained condo in a convenient and sought after location.