



**3205, 16969 24 Street SW
Calgary, Alberta**

MLS # A2293880



\$287,500

Division:	Bridlewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	841 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 582
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	-	Utilities:	-
Features:	No Smoking Home		

Inclusions: NA

Welcome to Unit 3205 at 16969 24 Street SW — a beautifully maintained and thoughtfully updated condo offering comfort, style, and exceptional value. This spacious 2-bedroom, 2-bathroom home features a functional layout ideal for professionals, downsizers, or investors. The modern kitchen showcases sleek finishes and ample cabinetry, seamlessly flowing into the open-concept living and dining area, where rich LVP flooring adds warmth and elegance. The primary bedroom offers excellent space and privacy, complete with a walk-through walk-in closet leading to a full ensuite. The second bedroom and bathroom are perfectly positioned for guests or family. Enjoy a sunny south-facing patio, perfect for relaxing all season long. Additional features include in-suite laundry, one titled underground parking stall, and a rare titled storage locker (8.5 ft x 8.5 ft). Located in the desirable community of Bridlewood, close to shopping, schools, parks, and major roadways, this move-in-ready unit offers the perfect blend of comfort, functionality, and convenience. Don't miss your opportunity to call it home.