



**3402, 16969 24 Street SW
Calgary, Alberta**

MLS # A2299370



\$299,900

Division:	Bridlewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	977 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 643
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: none

Welcome to The top floor, corner unit—the most sought-after floor plan in the complex—offering a functional layout and exceptional natural light. This top-floor, corner unit features two bedrooms, two full bathrooms, and one titled parking stall, with no neighbours above—just the sky. Backing directly onto the lush ravine, this home delivers breathtaking views of the city, summer fireworks, and even the occasional winter aurora. Step inside and you’ll immediately feel at home in the bright, open-concept living space. The layout includes a spacious dining area, a central kitchen with a breakfast bar, and a sun-filled family room with ample space for any size sofa. Enjoy relaxing or entertaining on your oversized corner balcony, perfectly positioned to take in the stunning views and overlook the surroundings. The generous primary bedroom offers a walk-through closet and a 4pc ensuite bathroom. The second bedroom is ideally located on the opposite side of the unit, adjacent to the second 4pc bathroom—perfect for guests, roommates, or a home office. Additional highlights include in-suite laundry, a good size in-suite storage room, and more windows and natural light than any other suite. Condo fees include all utilities, adding exceptional value and peace of mind. Easy access to the Stoney Trail—perfect for quick trips to the mountains west or seamless travel anywhere in the city. Book your private viewing today and experience this incredible opportunity to own a truly special condo in a prime location.