



2113, 16969 24 Street SW
Calgary, Alberta

MLS # A2141989



\$324,900

Division:	Bridlewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	870 sq.ft.	Age:	2007 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 530
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: None

FRESHLY PAINTED WITH NEW CARPET, NEW LUXURY VINYL PLANK FLOORING AND NEW LIGHT FIXTURES, this 2 BEDROOM, 2 BATHROOM GROUND FLOOR unit is MOVE-IN READY! A plethora of natural light invites you inside this OPEN CONCEPT FLOOR PLAN, perfect for entertaining. The relaxing living room leads to the WONDERFUL PATIO for an easy indoor/outdoor lifestyle - enjoy morning coffees or weekend barbecues nestled amongst mature trees. Plus the added benefit of having a separate entrance that only a ground level unit can provide! Host, prep and cook with ease in the kitchen featuring a peninsula island, under cabinet lighting, loads of counter space and a RAISED BREAKFAST BAR for casual gatherings. The formal dining area has plenty of additional room to convene over a delicious meal. The SPACIOUS PRIMARY BEDROOM boasts DUAL WALK-THROUGH CLOSETS leading to the PRIVATE 4-PIECE ENSUITE creating a true owner's sanctuary. A SECOND BEDROOM, SECOND FULL BATHROOM, IN-SUITE LAUNDRY, FIBRE OPTIC CABLE and HEATED UNDERGROUND PARKING add to your comfort and convenience. The community of Bridlewood is extremely pedestrian-friendly with an extensive pathway system that leads to great amenities, beautiful parks and the environmental marsh where you can expect plenty of bird and animal sightings. Neighbouring Spruce Meadows, the Sirocco Golf Club and Fish Creek Park ensure endless outdoor recreation. Enjoy the easy access to transit and to Stoney Trail when you do need to leave the neighbourhood.