



**1212, 16969 24 Street SW  
Calgary, Alberta**

**MLS # A2165832**



**\$314,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Bridlewood                         |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Low-Rise(1-4)                      |               |                   |
| <b>Size:</b>     | 849 sq.ft.                         | <b>Age:</b>   | 2008 (16 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Stall                              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |  |                   |         |
|--------------------|--|-------------------|---------|
| <b>Heating:</b>    | Baseboard  | <b>Water:</b>     | -       |
| <b>Floors:</b>     | Laminate, Tile   | <b>Sewer:</b>     | -       |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 514  |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -       |
| <b>Exterior:</b>   | Wood Frame   | <b>Zoning:</b>    | M-1 d75 |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -       |
| <b>Features:</b>   | Closet Organizers, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan |                   |         |

**Inclusions:** n/a

This beautifully updated 849sqft condo features 2 bedrooms, an office/den and 2 full baths. Located in a desirable area, it provides easy access to essential amenities such as shopping, grocery stores, medical services, schools, and bus transit. Nature lovers and outdoor enthusiasts will appreciate its proximity to the mountains and natural escapes. This pet-friendly complex is ideal for families or anyone seeking a balanced lifestyle. The open-concept living space has been freshly painted and features newer stainless steel kitchen appliances, including a reverse osmosis system for the kitchen tap water. Both generously sized bedrooms provide ample comfort and privacy, while the in-suite washer and dryer add an extra layer of convenience to everyday living. Step out onto the west-facing covered deck, a perfect spot for evening relaxation or cultivating a small balcony garden. The condo also features updated bathrooms, complete with new toilets, banjo countertops for extra storage, and upgraded shower heads. The heating system has been recently updated with new zone values, ensuring a cozy and energy-efficient environment year-round. The building itself has been well-maintained, with shingles replaced in 2022 and hot water and recirculation risers updated in 2023. This pet-friendly complex is perfect for families and anyone seeking a comfortable, move-in-ready home in a fantastic location. Don't miss this excellent opportunity to enjoy the convenience, modern upgrades, and serene living this condo has to offer.