



**5307, 16969 24 Street SW
Calgary, Alberta**

MLS # A2178349



\$319,900

Division:	Bridlewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	990 sq.ft.	Age:	2011 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 580
Basement:	-	LLD:	-
Exterior:	Brick, Stone, Vinyl Siding	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NONE

Welcome to this beautifully maintained top-floor unit in the heart of South West Calgary! Located in the quiet quadrant of SW situated near tons of amenities, and convenient access to public transit and major highways, this spacious 2-bedroom, 2-bathroom condo boasts an open layout with impressive natural light, filling the space with a warm and welcoming ambiance. With breathtaking views, you'll enjoy relaxing mornings and cozy evenings in style. This home offers a comfortable and convenient lifestyle, complete with two parking stalls for added convenience. The unit's layout is both functional and stylish, featuring a bright, open kitchen with ample cabinetry and a seamless flow into the living and dining areas. The primary bedroom offers an en-suite bathroom, providing privacy and comfort, while the second bedroom is perfect for guests, family, or as a home office. Both bathrooms are full-sized, and the entire unit has been exceptionally well-maintained, ready for you to move in! Whether you're a first-time buyer or looking for an investment, this top-floor unit with fantastic views and modern conveniences checks all the boxes. Don't miss your chance to make this gem your own – schedule a viewing today!