



**4313, 16969 24 Street SW
Calgary, Alberta**

MLS # A2191484



\$339,900

Division:	Bridlewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	986 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 654
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: 1X TV Wall Mount, Shelving Unit In Bathroom

Welcome to UNBELIEVABLE VALUE! Units like this very rarely come up for sale so this is your chance! LVP (Luxury Vinyl Plank) flooring & fresh paint throughout. Bright, airy, and meticulously maintained home is turn key. Open concept layout of this TOP FLOOR unit is one of the larger units in the complex & features 2 bedrooms, 2 full 4pc bathrooms PLUS den. The kitchen has brand new appliances, freshly refinished cupboards and raised eating bar while the living room provides direct access to the balcony where you overlook a beautifully treed green space of the Tranquil park. Enormous primary bedroom has an amazing 4pc ensuite bathroom and walk-in closet. Brand new heavy-duty stackable washer and dryer in the suite laundry adds a great deal of convenience. The spacious den is perfect for a home office. New electronic blinds installed in the living room for added convenience and modern style. Better yet, ALL UTILITIES are included in the reasonable condo fees in this pet-friendly complex! This unit is completed by a heated underground parking stall (#45), the best parking spot in the building and is situated just next to the elevator. There is ample visitor parking in front of the building. Within walking distance, you will find multiple schools, amenities & green spaces. Enjoy the close proximity to Fish Creek Park, Buffalo Run Costco & easy access to Stoney Trail & Tsuut'sina Trail. Welcome home to care-free living in a wonderful location! Simply move in and enjoy! BOOK YOUR PRIVATE VIEWING RIGHT NOW before this place is gone!