



**1311, 16969 24 Street SW
Calgary, Alberta**

MLS # A2192183



\$325,000

Division:	Bridlewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	847 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Outside, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 514
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: light fixtures, window covering

Presenting a well-maintained (original owners), top-floor unit in a sought-after Bridlewood complex. This open-concept two-bedroom, two-bathroom condo offers a practical and comfortable living space on a budget including electricity, heat, and water, in the condo fees. The primary bedroom provides ample space for a king-size bed and features a convenient walk-in closet, seamlessly connected to a private ensuite bathroom. The second bedroom is spacious and includes a good-sized closet, offering flexibility for various living arrangements. Convenient Den that provides plenty of room for an office and additional storage.

Key features include: In-suite laundry for added convenience, one titled parking stall, visitor parking available, cozy balcony perfect for relaxation. Location highlights: Bus stop within 400 meters, less than 5 km from C-train station and minutes from Stoney Trail and 22X, surrounded by schools and shopping amenities, and best of all approximately 20 minutes by bike to Fish Creek Provincial Park. Long term rental market is active in the area making this unit a great investment opportunity. Viewing is highly recommended to appreciate the full potential of this property.