

**1301, 16969 24 Street SW
Calgary, Alberta**

MLS # A2230403



\$320,000

Division:	Bridlewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	935 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 558
Basement:	-	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Elevator, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Sleek, Modern, and Move-In Ready – Top Floor Corner Unit! Welcome home to this meticulously maintained top-floor corner unit featuring 2 spacious bedrooms and 2 full bathrooms, bathed in abundant natural light. Step inside to discover gleaming laminate flooring throughout and a thoughtfully designed open-concept layout, perfect for both daily living and entertaining. The stylish kitchen showcases countertops with a convenient granite raised eating bar, stainless steel appliances, ample cabinetry, and a pantry for extra storage. Enjoy your morning coffee or unwind in the evenings on the private Northeast-facing balcony with expansive views. Additional highlights include convenient in-suite laundry, one assigned outdoor parking stall, and ample visitor and street parking for your guests. Nestled in a serene and desirable neighborhood, the location offers easy access to local amenities, green spaces, and public transit. Don’t miss out on this exceptional opportunity. Schedule your showing today