

4104, 16969 24 Street SW
Calgary, Alberta**MLS # A2237380****\$269,900**

Division:	Bridlewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	847 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 550
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	M-1 d75
Foundation:	-	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions:	none
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Welcome to easy living in this bright and inviting 2-bedroom ground floor unit—complete with underground parking and in-unit laundry! The open-concept layout features a functional kitchen with plenty of cabinet space and a raised eating bar that seamlessly connects to the dining and living areas—perfect for entertaining or relaxed everyday living. Step outside to your sunny, south-facing patio, ideal for a BBQ and patio set, with the added privacy and greenery of the lush greenbelt just beyond. Whether you’re enjoying your morning coffee or hosting summer evenings, this space is a true bonus. Located in a professionally managed building with condo fees that include electricity, heat, and water/sewer, this is carefree condo living at its finest. Enjoy the unbeatable convenience of being just steps away from schools, restaurants, a pub, Tim Hortons, Sobeys, and more! Don’t miss your chance—book your private showing today!