

**3112, 16969 24 Street SW**  
**Calgary, Alberta****MLS # A2269836****\$220,000**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	605 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 380
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Mixed, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home		

**Inclusions:** na

Experience convenience in this exceptional Bridlewood condo. Nestled on the main floor, Unit 3112 at 16969 24 St SW offers tons of potential and a rare blend of nature and accessibility. This oversized 1-bedroom, 1-bathroom gem features a dedicated office/den area and a massive living room (over 200 sq. ft.) allowing for a multitude of furniture layouts. Backing directly onto a lush conservation greenspace, the private recessed balcony serves as a quiet sanctuary with no neighbors behind you. The large primary bedroom includes plenty of storage, and the above-ground parking is located right outside your door. Laundry is right off the primary bedroom for ease! A major highlight is the all-inclusive condo fees, which cover all utilities: heat, water, sewer, and electricity. Perfectly located with direct access to Stoney Trail, you are moments away from shops, schools, and all essential amenities. Whether you are a first-time buyer seeking an affordable entry into the market or an investor looking for a smart return, this unit delivers.