

1301, 16969 24 Street SW  
Calgary, Alberta

MLS # A2230403



## \$320,000

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

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 558
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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 &ndash; 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&nbsp;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&rsquo;t miss out on this exceptional opportunity. Schedule your showing today