

2213, 16969 24 Street SW
Calgary, Alberta

MLS # A2164859



\$345,000

Division:	Bridlewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	964 sq.ft.	Age:	2007 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Covered, Secured, See Remarks, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 625
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	-	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: TV Wall Mount, Built-In Entertainment Unit in Living Room, Built in Cabinets in Den/Office

**** PRICE DROP!! **** Beautifully Renovated Condo with Spacious Layout and Modern Upgrades! Welcome to your new home! This stunningly renovated condo offers one of the largest floor plans in the building, with 964 sqft of thoughtfully designed living space. Featuring 2 generously sized bedrooms, a versatile den/office, and 2 full bathrooms, this unit is ideal for first-time buyers, professionals, or savvy investors looking to expand their portfolio. Step into the tastefully upgraded kitchen, complete with modern cabinetry, under-cabinet lighting, quartz countertops, and a stylish backsplash. The eat-up bar and stainless steel appliances make this kitchen both functional and perfect for entertaining. The open-concept living room, featuring a custom-built entertainment system, is filled with natural light from large windows, creating a warm and inviting atmosphere. The second bedroom is equally spacious, making it perfect for a child's room, with plenty space for a bed, toys, and a dedicated desk area for homework or creative projects. Alternatively, it can be used to accommodate workout equipment or even a home office. Start your day with a coffee on the large east-facing balcony, offering privacy and shade from mature trees. Additional features include in-suite laundry and a full storage room, making this condo feel more like a cozy bungalow than an apartment. Condo fees cover all utilities—electricity, heat, and water—ensuring hassle-free living, and the unit comes with a titled underground parking stall. Pets are welcome with board approval. Perfectly located near schools, parks, playgrounds, and essential amenities, including the new Costco just minutes away, this condo offers easy access to Stoney Trail, Fish Creek Park, and Macleod Trail. Priced to sell, this incredible home won't be on the market for

long—schedule your showing today!