

**4102, 16969 24 Street SW**  
**Calgary, Alberta**
**MLS # A2202939**

**\$330,000**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	972 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 625
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this bright and beautifully maintained corner unit offering nearly 1,000 square feet of thoughtfully designed living space. Whether you're a first-time home buyer looking to step into ownership or an investor searching for a solid, low-maintenance opportunity, this home delivers on both comfort and functionality. The open-concept layout features two well-separated bedrooms and two full bathrooms, creating the ideal setup for roommates, guests, or working from home. The heart of the unit is the spacious kitchen, complete with granite countertops, stainless steel appliances, a breakfast bar, and plenty of cabinetry. It seamlessly flows into the dining and living areas, creating a welcoming and versatile space for both everyday living and entertaining. You'll appreciate the durable vinyl plank flooring throughout the main areas, offering style and resilience for years to come. One of the standout features is the oversized private patio, which backs onto peaceful greenspace—an ideal spot to relax, unwind, or enjoy quiet morning coffee surrounded by nature. This home also includes in-unit laundry and ample storage space, along with titled underground parking that adds year-round convenience and peace of mind. Situated in the family-friendly community of Bridlewood, residents enjoy access to a variety of amenities, including parks, playgrounds, and shopping centers. The neighborhood is home to several schools, such as Bridlewood School for elementary students and nearby secondary institutions, making it ideal for families with children. Commuting is a breeze with quick access to major roadways like Stoney Trail and Macleod Trail, connecting you effortlessly to the rest of Calgary. Don't miss your chance to own this turnkey property with long-term potential and a lifestyle you'll love.