



THE
A-TEAM

**RE/MAX
FIRST**

16969 24 Street #3203, Calgary T2Y 0L2

MLS®#: **A2163756**

Area: **Bridlewood**

Listing Date: **09/06/24**

List Price: **\$339,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 15-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2009**

Finished Floor Area

Abv Sqft: **975**

Low Sqft:

Ttl Sqft: **975**

Lot Information

Lot Sz Ar:

Lot Shape:

Access:

Lot Feat:

Park Feat: **Stall,Titled,Underground**

DOM

76

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Hot Water**
Sewer:
Ext Feat: **Balcony**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Built-in Features,Open Floorplan,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------------|--------------|----------------------|-------------------------|--------------|----------------------|
| Entrance | Main | 4`10" x 6`2" | Kitchen | Main | 8`4" x 8`10" |
| Dining Room | Main | 8`4" x 5`10" | Living Room | Main | 12`7" x 11`5" |
| Balcony | Main | 10`10" x 6`4" | Den | Main | 7`8" x 10`1" |
| Laundry | Main | 3`0" x 2`8" | Storage | Main | 6`1" x 2`11" |
| Bedroom - Primary | Main | 13`1" x 15`1" | 4pc Ensuite bath | Main | 4`11" x 7`4" |
| Walk-In Closet | Main | 7`4" x 3`10" | Bedroom | Main | 10`3" x 10`7" |
| 4pc Bathroom | Main | 4`11" x 8`3" | | | |

Legal/Tax/Financial

Condo Fee:
\$625

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d75

Legal Desc: **1012196**

Remarks

Pub Rmks: **PROFESSIONALLY RENOVATED CONDO - Upgraded Kitchen & Bathrooms, New Flooring and Freshly Painted condo!! Fantastic INVESTMENT opportunity with this 2 Large size Bedrooms + separate Den / 2 Full Bathroom with over 975 SQFT of living space. This immaculately presented 2nd FLOOR CONDO is the perfect addition to any INVESTMENT PORTFOLIO or for a FIRST or SECOND TIME HOME BUYER. This affordable condo features: upgraded kitchen cabinetry with Quartz counter top and backsplash, almost all STAINLESS-STEEL appliances & breakfast bar, large bright windows letting in TON OF LIGHT in the unit, MASTER BEDROOM with ENSUITE & large walk-in CLOSET, second good size bedroom, private west-facing balcony and in-suite laundry room with ample storage. ADDED BONUS, CONDO FEES INCLUDE ALL UTILITIES (Electricity, heat, & water) and comes with 1 HEATED UNDERGROUND PARKING STALL. Pets allowed (Condo board restrictions apply), location is exceptionally close to schools, medical, dental, banks, strip mall, parks and playgrounds and all amenities. Exceptionally close to stoney, Fish Creek Park, Golf Course, and C-Train. Come see it before it's gone! This condo will not last long, call to book your tour today!**

Inclusions:
Property Listed By: **Window Blinds
Greater Calgary Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











