

16969 24 Street #2213, Calgary T2Y 0H9

MLS®#: **A2164859** Area: **Bridlewood** Listing Date: **09/12/24** List Price: **\$339,900**
 Status: **Active** County: **Calgary** Change: **-\$5k, 30-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2007**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Covered, Secured, See Remarks, Titled, Underground

Finished Floor Area

Abv Sqft: **964**
 Low Sqft:
 Ttl Sqft: **964**

DOM

70
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard, Hot Water**
 Sewer:
 Ext Feat: **None**

Construction: **Concrete, Stone, Vinyl Siding, Wood Frame**
 Flooring: **Tile, Vinyl**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 8`5"	4pc Ensuite bath	Main	4`11" x 7`4"
Bedroom	Main	10`1" x 10`8"	Kitchen	Main	12`7" x 10`1"
Living Room	Main	12`7" x 15`11"	Den	Main	8`0" x 8`8"
Bedroom - Primary	Main	13`0" x 16`4"	Storage	Main	3`10" x 5`8"

Legal/Tax/Financial

Condo Fee: **\$625** Title: **Fee Simple** Zoning: **M-1 d75**

Fee Freq:
Monthly

Legal Desc: **0810241**

Remarks

Pub Rmks: **** 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!**

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

Property Listed By: **Town Residential**

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











