



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**16969 24 Street #1212, Calgary T2Y 0H9**

MLS® #: **A2165832**

Area: **Bridlewood**

Listing Date: **09/17/24**

List Price: **\$314,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 06-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2008**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **849**  
Low Sqft:  
Ttl Sqft: **849**

DOM

**65**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Wood Frame**  
Flooring: **Laminate, Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**  
Int Feat: **Closet Organizers, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`8" x 5`1"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>4`9" x 8`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`3" x 11`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`4" x 9`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`11" x 7`8"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`9" x 11`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`6" x 10`8"</b>	<b>Den</b>	<b>Main</b>	<b>7`10" x 8`9"</b>

Legal/Tax/Financial

Condo Fee:  
**\$514**

Title:  
**Fee Simple**

Zoning:  
**M-1 d75**

Legal Desc:	0814718	Fee Freq: Monthly	Remarks
Pub Rmks:	<p><b>This beautifully updated 849sqft condo features 2 bedrooms, an office/den and 2 full baths. Located in a desirable area, it provides easy access to essential amenities such as shopping, grocery stores, medical services, schools, and bus transit. Nature lovers and outdoor enthusiasts will appreciate its proximity to the mountains and natural escapes. This pet-friendly complex is ideal for families or anyone seeking a balanced lifestyle. The open-concept living space has been freshly painted and features newer stainless steel kitchen appliances, including a reverse osmosis system for the kitchen tap water. Both generously sized bedrooms provide ample comfort and privacy, while the in-suite washer and dryer add an extra layer of convenience to everyday living. Step out onto the west-facing covered deck, a perfect spot for evening relaxation or cultivating a small balcony garden. The condo also features updated bathrooms, complete with new toilets, banjo countertops for extra storage, and upgraded shower heads. The heating system has been recently updated with new zone valves, ensuring a cozy and energy-efficient environment year-round. The building itself has been well-maintained, with shingles replaced in 2022 and hot water and recirculation risers updated in 2023. This pet-friendly complex is perfect for families and anyone seeking a comfortable, move-in-ready home in a fantastic location. Don't miss this excellent opportunity to enjoy the convenience, modern upgrades, and serene living this condo has to offer.</b></p>		
Inclusions: Property Listed By:	<p>n/a <b>Century 21 Bamber Realty LTD.</b></p>		

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









