



THE
A-TEAM

**RE/MAX
FIRST**

16969 24 Street #3207, Calgary T2Y 0L2

MLS® #: **A2178026**

Area: **Bridlewood**

Listing Date: **11/07/24**

List Price: **\$275,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **936**
Low Sqft:
Ttl Sqft: **936**

DOM

13
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage,Secured,Titled,Underground

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
Int Feat: **No Smoking Home,Open Floorplan**
Utilities:

Room Information

| Room | Level | Dimensions |
|-----------------------|-------------|-----------------------|
| Kitchen | Main | 11`2" x 9`5" |
| Living Room | Main | 12`10" x 12`2" |
| Walk-In Closet | Main | 7`8" x 4`1" |
| Bedroom | Main | 11`1" x 10`2" |
| Laundry | Main | 6`9" x 5`10" |

| Room | Level | Dimensions |
|--------------------------|-------------|----------------------|
| Dining Room | Main | 8`5" x 6`10" |
| Bedroom - Primary | Main | 13`7" x 11`0" |
| 4pc Ensuite bath | Main | 7`7" x 4`11" |
| 4pc Bathroom | Main | 7`7" x 4`11" |
| Balcony | Main | 11`5" x 6`5" |

Legal/Tax/Financial

Condo Fee:
\$654

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d75

Legal Desc: **101296**

Remarks

Pub Rmks: **WELCOME HOME! SUPERB VALUE! This 2 bedroom home COMES with a HEATED UNDERGROUND parking. Located in the SOUGHT AFTER SW community of Bridlewood. This unit SHOWS WELL! This home has been LOVED, WELL KEPT and always been CLEAN. RESIDENT owner not TENANTED. This SPACIOUS home comes with an open floor layout. The MASTER'S bedroom OFFERS you its own PRIVATE ENSUITE bathroom PLUS a WALK-IN CLOSET. The 2nd bedroom PROVIDES you an ADEQUATE SPACE. NOTE for your own PEACE of MIND your CAR will be PARKED NOT on the ROAD BUT upon a TITLED HEATED UNDERGROUND lot. NO NEED to spend on REMOTE STARTERS, NO MORE ewww COLD winter SCRAPING! Here's an ADDITIONAL VALUE - ALL UTILITIES are INCLUDED IN THE CONDO FEES! The complex is properly managed... & is situated in the quiet corner of Bridlewood... It is ACCESSIBLE by bus (with a 10 min ride to the Somerset/Bridlewood LRT station). NEAR to schools. LESSER TRAFFIC with a QUICK entry/exit to/from Stoney Trail, Costco, Fish Creek Park and Spruce Meadows. HOMEBUYERS CALL me your "HOME". BOOK your VIEWINGS IMMEDIATELY!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Central)**

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







