



THE
A-TEAM

**RE/MAX
FIRST**

16969 24 Street #2215, Calgary T2Y 0H8

MLS®#: **A2178127**

Area: **Bridlewood**

Listing Date: **11/08/24**

List Price: **\$299,900**

Status: **Active**

County: **Calgary**

Change: **-\$9k, 23-Nov**

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:

Finished Floor Area
Abv Sqft: **972**
Low Sqft:
Ttl Sqft: **972**

Parkade,Titled,Underground

DOM

43

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Stove,ENERGY STAR Qualified Dishwasher,Microwave Hood Fan,Refrigerator,Window Coverings**
Int Feat: **Breakfast Bar,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	8`4" x 6`6"
Dining Room	Main	9`8" x 6`11"
Laundry	Main	3`3" x 2`11"
Balcony	Main	11`2" x 9`6"
Bedroom	Main	10`3" x 9`3"
4pc Bathroom	Main	7`4" x 4`11"

Room	Level	Dimensions
Kitchen	Main	11`5" x 9`2"
Living Room	Main	15`6" x 12`6"
Storage	Main	6`6" x 4`10"
Bedroom - Primary	Main	14`2" x 11`2"
4pc Ensuite bath	Main	7`2" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$654

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **0810241**

Remarks

Pub Rmks: **Great END unit in a well managed building in Bridlewood! This 2 bedroom home has an open plan with the living and dining areas open to the kitchen for great flow. The kitchen has granite counters, stainless appliances and a breakfast bar. There are 2 good sized bedrooms and 2 4 piece baths, including the master ensuite which also has a walk through closet. This unit comes with TWO titled storage lockers plus a titled parking stall! Close to all levels of schools, shopping and public transit! BACK ON MARKET DUE TO PET RESTRICTIONS. Dogs permitted but must be UNDER 30lbs.**

Inclusions:
Property Listed By: **Garage Fob
RE/MAX First**

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





