



THE
A-TEAM

**RE/MAX
FIRST**

16969 24 Street #4212, Calgary T2Y 0J7

MLS® #: **A2197884**

Area: **Bridlewood**

Listing Date: **02/27/25**

List Price: **\$329,900**

Status: **Active**

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: **834**
Low Sqft:
Ttl Sqft: **834**

DOM

1
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single Level Unit**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage, Parkade, Titled, Underground

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer**
Int Feat: **No Smoking Home, Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee: **\$550**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **M-1**

Legal Desc: **0812470**

Remarks

Pub Rmks:

Beautiful Reno + All Utilities Included in the Condo Fees! This 2 Bdrm + 2 full 4pc Baths + Den unit in Bridlewood shows wonderfully! Enjoy Brand new stainless steel appliances, new Rigid-Plank vinyl flooring, fresh paint, contemporary fixtures and lots of light in this 2nd floor unit. The Kitchen features Quartz counters, undemount sink, Frigidaire appliances & thoughtful custom cabinetry. The Den is perfect for a home office or outdoor gear + bike storage. The Living Room has space to relax and unwind, kick back and watch some TV and leads directly out to the large South-facing deck overlooking a quiet space and nearby villas. The Primary Bedroom has enough room for a King-Size Bed and a clever walk-in/walkthrough closet leads directly into the updated 4-pc Ensuite Bath! The Guest Bedroom is also a good size and sits right beside the updated additional 4-pc Bath. ALL UTILITIES are included in the condo fees AND this building is pet-friendly. There's also a Titled, heated underground parking stall (#21), to keep your vehicle safe from the elements and plenty of visitor parking out front. Close to good schools such as Bridlewood Elementary, Marshall Springs Middle school, Glenmore Christian Academy and close to transit, shopping, TAZA Costco, walking and biking pathways, and easy access to Stoney Trail, Fish Creek Park and much more. This is a great location!

Inclusions:

None

Property Listed By:

Real Broker

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







