

16969 24 Street #4212, Calgary T2Y 0J7

MLS®#: Status:	A2197884 Active	Area: County:	Bridlewood Calgary	Listing Date: Change:	02/27/25 None		tion: Fort McMurray			
				General In Prop Type: Sub Type: City/Town: Year Built: Lot Inform Lot Sz Ar: Lot Shape: Access: Lot Feat:	ation	Residential Apartment Calgary 2008	<u>Finished Floor Area</u> Abv Sqft: Low Sqft: Ttl Sqft:	834 834	DOM 1 Layout Beds: Baths: Style: Parking Ttl Park: Garage Sz:	2 (2) 2.0 (2 0) Apartment-Single Level Unit 1
A A	25			Park Feat:		-	rkade, Titled, Undergi	round		
						Utilities and Featu	ures			
Roof: Heating: Sewer: Ext Feat:		Asphalt Shingle Baseboard,Natural Gas Balcony			Construction: Stone,Vinyl Siding,Wood Frame Flooring: Vinyl Plank Water Source: Fnd/Bsmt:					
Kitchen App Int Feat: Utilities:	n Appl: Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer it: No Smoking Home,Quartz Counters									
						Room Information	on			
<u>Room</u>		Level			<u>IS</u>	<u>Room</u> Legal/Tax/Financ	cial	Level	Dimensions	
Condo Fee: \$550				Title: Fee Simp Fee Freq: Monthly	le			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

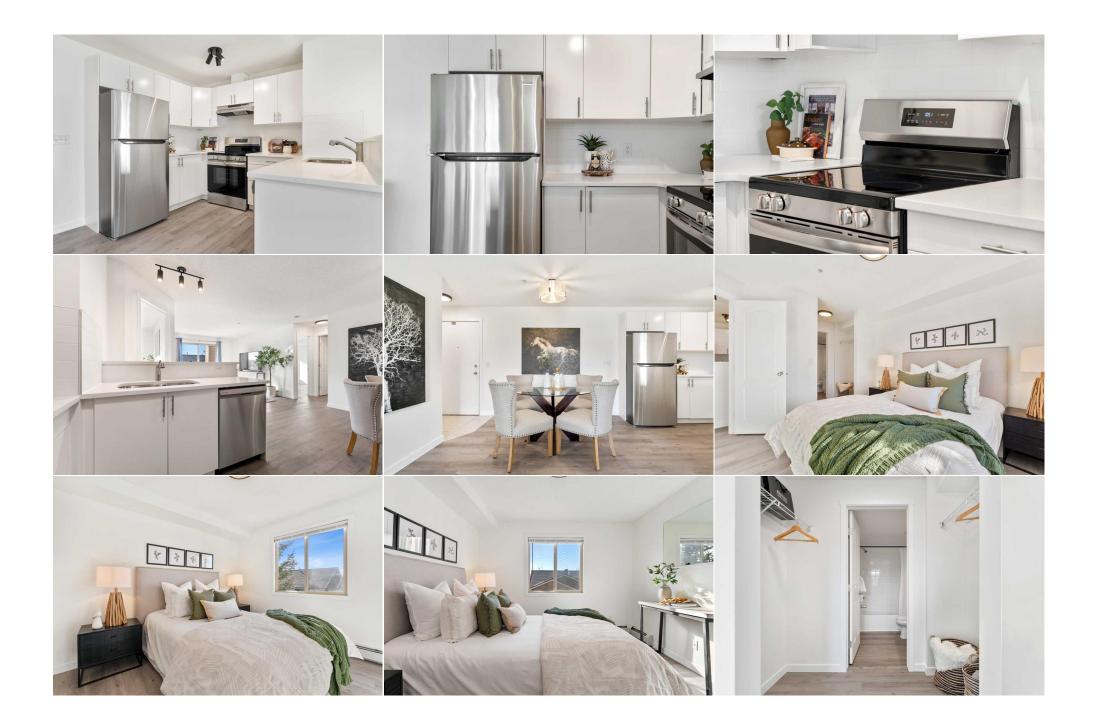


















4212-16969 24 St SW, Calgary, AB Main Floor Interior Area 833.90 sq.ft

