

**4104, 16969 24 Street SW**  
**Calgary, Alberta**

**MLS # A2237380**



## \$279,900

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	847 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		
<b>Heating:</b>	Baseboard		
<b>Floors:</b>	Carpet, Linoleum		
<b>Roof:</b>	-		
<b>Basement:</b>	-		
<b>Exterior:</b>	Stone, Vinyl Siding		
<b>Foundation:</b>	-		
<b>Features:</b>	Open Floorplan, See Remarks		
<b>Water:</b>	-		
<b>Sewer:</b>	-		
<b>Condo Fee:</b>	\$ 550		
<b>LLD:</b>	-		
<b>Zoning:</b>	M-1 d75		
<b>Utilities:</b>	-		

**Inclusions:** none

Welcome to easy living in this bright and inviting 2-bedroom ground floor unit—complete with underground parking and in-unit laundry! The open-concept layout features a functional kitchen with plenty of cabinet space and a raised eating bar that seamlessly connects to the dining and living areas—perfect for entertaining or relaxed everyday living. Step outside to your sunny, south-facing patio, ideal for a BBQ and patio set, with the added privacy and greenery of the lush greenbelt just beyond. Whether you’re enjoying your morning coffee or hosting summer evenings, this space is a true bonus. Located in a professionally managed building with condo fees that include electricity, heat, and water/sewer, this is carefree condo living at its finest. Enjoy the unbeatable convenience of being just steps away from schools, restaurants, a pub, Tim Hortons, Sobeys, and more! Don’t miss your chance—book your private showing today!