

2206, 16969 24 Street SW
Calgary, Alberta

MLS # A2333811



\$272,000

Division:	Bridlewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	852 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 566
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	M-1 d75
Foundation:	-	Utilities:	-
Features:	Elevator, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: Built-In Shelves, Curtains/Drapes

Welcome to this bright and beautifully maintained second-floor condo offering nearly 852 sq. ft. of comfortable living with 2 bedrooms, 2 full bathrooms, titled underground parking, and in-suite laundry. Thoughtfully designed, this home features an open-concept layout with a spacious living room, a dedicated dining area, and a functional kitchen offering ample cabinetry, generous counter space, and a convenient breakfast bar. The primary bedroom includes a private 4-piece ensuite and generous closet space, while the second bedroom is ideally positioned near the additional full bathroom—perfect for guests, family members, or a home office. Step outside to your private covered balcony, an inviting space to enjoy your morning coffee or unwind at the end of the day while overlooking mature trees and the surrounding greenspace. Additional features include titled heated underground parking and secure building access. Condo fees include heat, water, and sewer, helping make monthly ownership costs simple and predictable. Ideally located in the established community of Bridlewood, you'll enjoy easy access to shopping, restaurants, schools, transit, parks, walking pathways, Costco, Spruce Meadows, Fish Creek Provincial Park, and Stoney Trail, making commuting throughout the city effortless. Whether you're a first-time buyer, downsizer, or investor, this well-maintained home offers an exceptional combination of comfort, convenience, and value in one of southwest Calgary's most desirable communities.