

3112, 16969 24 Street SW
Calgary, Alberta

MLS # A2334300



\$185,000

Division:	Bridlewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	605 sq.ft.	Age:	2007 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Paved, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 378
Basement:	-	LLD:	-
Exterior:	Mixed, Stone, Vinyl Siding	Zoning:	M-1 d75
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions:	na
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Wake up to greenspace views every day in this rarely available main-floor condo in Bridlewood. Unit 3112 at 16969 24 St SW is an oversized 1-bedroom plus den that backs directly onto a protected conservation area, giving you a private, recessed balcony with zero neighbors behind you and an ever-changing view of nature right outside your window. Inside, the layout works hard for you: a massive living room over 200 sq ft gives you real flexibility for how you furnish and live, while the separate den is perfect for a home office, reading nook, or guest space. The unit is ready for some cosmetic updating, offering a great opportunity to add your own personal touch and build instant equity. The primary bedroom is generously sized with ample storage, and in-suite laundry sits conveniently just off the bedroom. Above-ground parking is steps from your door, so no long walks with groceries. One of the best parts of owning here is the condo fee, which is all-inclusive, covering heat, water, sewer, and electricity, so your monthly costs stay predictable. The location works just as hard as the unit does, with quick access to Stoney Trail and everyday shops, schools, and amenities close by. Whether you're buying your first home or adding a solid income property to your portfolio, this one checks the boxes on space, location, and value.