

**1202, 16969 24 Street SW
Calgary, Alberta**

MLS # A2276585



\$250,000

Division:	Bridlewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	934 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Leased, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 535
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1d75
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: NA

Condo fees that include electricity and heat are rare, and that's where this unit immediately stands out. Add in a bright corner-unit layout and over 900 sq. ft. of living space, and you've got a condo that actually delivers real value. This 2-bedroom, 2-full-bath home is filled with natural light thanks to its corner exposure, creating a warm, open feel throughout the main living areas. You'll appreciate the in-suite laundry, spacious living and dining areas, and well-sized bedrooms. Unit includes a leased parking stall for \$22.39/month, conveniently located across the entrance Stall #169. The layout is smart and functional, offering excellent bedroom separation, perfect for roommates, guests, or anyone working from home. Located in the established community of Bridlewood, you're surrounded by parks, schools, shopping, grocery stores, transit, and quick access to Stoney Trail and Macleod Trail, making commuting and day-to-day life easy and convenient. Bright, spacious, low-maintenance, and cost-efficient, this is a rare opportunity in a community people love to call home.