

3207, 16969 24 Street SW  
Calgary, Alberta

MLS # A2178026



**\$275,000**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	936 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Water:** -

**Floors:** Carpet, Linoleum

**Sewer:** -

**Roof:** Asphalt

**Condo Fee:** \$ 654

**Basement:** None

**LLD:** -

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Zoning:** M-1 d75

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** No Smoking Home, Open Floorplan

**Inclusions:** N/A

WELCOME HOME! SUPERB VALUE! This 2 bedroom home COMES with a HEATED UNDERGROUND parking. Located in the SOUGHT AFTER SW community of Bridlewood. This unit SHOWS WELL! This home has been LOVED, WELL KEPT and always been CLEAN. RESIDENT owner not TENANTED. This SPACIOUS home comes with an open floor layout. The MASTER'S bedroom OFFERS you its own PRIVATE ENSUITE bathroom PLUS a WALK-IN CLOSET. The 2nd bedroom PROVIDES you an ADEQUATE SPACE. NOTE for your own PEACE of MIND your CAR will be PARKED NOT on the ROAD BUT upon a TITLED HEATED UNDERGROUND lot. NO NEED to spend on REMOTE STARTERS, NO MORE ewww COLD winter SCRAPING! Here's an ADDITIONAL VALUE - ALL UTILITIES are INCLUDED IN THE CONDO FEES! The complex is properly managed... & is situated in the quiet corner of Bridlewood... It is ACCESSIBLE by bus (with a 10 min ride to the Somerset/Bridlewood LRT station). NEAR to schools. LESSER TRAFFIC with a QUICK entry/exit to/from Stoney Trail, Costco, Fish Creek Park and Spruce Meadows. HOMEBUYERS CALL me your "HOME". BOOK your VIEWINGS IMMEDIATELY!