

# \$319,900 - 1311, 16969 24 Street Sw, Calgary

MLS® #A2192183

**\$319,900**

2 Bedroom, 2.00 Bathroom, 847 sqft  
Residential on 0.00 Acres

Bridlewood, Calgary, Alberta

Presenting a well-maintained (original owners), top-floor unit in a sought-after Bridlewood complex. This open-concept two-bedroom, two-bathroom condo offers a practical and comfortable living space on a budget including electricity, heat, and water, in the condo fees. The primary bedroom provides ample space for a king-size bed and features a convenient walk-in closet, seamlessly connected to a private ensuite bathroom. The second bedroom is spacious and includes a good-sized closet, offering flexibility for various living arrangements. Convenient Den that provides plenty of room for an office and additional storage.

## Key

features include: In-suite laundry for added convenience, one titled parking stall, visitor parking available, cozy balcony perfect for relaxation.

Location highlights: Bus stop within 400 meters, less than 5 km from C-train station and minutes from Stoney Trail and 22X, surrounded by schools and shopping amenities, and best of all approximately 20 minutes by bike to Fish Creek Provincial Park. Long term rental market is active in the area making this unit a great investment opportunity. Viewing is highly recommended to appreciate the full potential of this property.

Built in 2008



## Essential Information

MLS® #	A2192183
Price	\$319,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	847
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

## Community Information

Address	1311, 16969 24 Street Sw
Subdivision	Bridlewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0H9

## Amenities

Amenities	Elevator(s), Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Assigned, Outside, Stall, Plug-In

## Interior

Interior Features	No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	3

## Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

## Additional Information

Date Listed February 10th, 2025

Days on Market 30

Zoning M-1

## **Listing Details**

Listing Office Royal LePage Benchmark

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