



GRASSROOTS
REALTY GROUP

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3106, 16969 24 Street SW
Calgary, Alberta

MLS # A2324471



\$278,700

Division:	Bridlewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	838 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 581
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home		

Inclusions: NA

Welcome to Unit 3106 at 16969 24 Street SW — a beautifully maintained, move-in-ready condo in the heart of Bridlewood. This spacious 2-bedroom, 2-bathroom home is ideal for professionals, downsizers, or investors. Rich vinyl plank flooring runs throughout the open-concept living and dining area, flowing into a modern kitchen with sleek finishes and ample cabinetry. The primary bedroom offers excellent space and privacy, with a walk-through closet leading to a full ensuite, while the second bedroom and bathroom are perfectly positioned for guests or family. Step out onto the sunny west-facing patio, perfect for relaxing all season long. A standout feature: condo fees cover all utilities except WiFi, making budgeting simple and predictable. Additional perks include in-suite laundry, one titled underground parking stall, and a rare titled storage locker (8.5 ft x 8.5 ft). Located close to shopping, schools, parks, and major roadways, this unit offers the perfect blend of comfort, functionality, and convenience. Don't miss your opportunity to call it home.