



GRASSROOTS
REALTY GROUP

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3403, 16969 24 Street SW
Calgary, Alberta

MLS # A2325980



\$288,800

Division:	Bridlewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	990 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 642
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	-	Utilities:	-
Features:	Storage, Walk-In Closet(s)		

Inclusions:	N/A
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Welcome to ONE OF THE BIGGEST UNITS in the complex. Right as you walk in you are greeted by the large open kitchen that has a raised eating bar, custom countertops and stainless steel appliances. Past the kitchen is a large living space capable of fitting a dining area and a living space. Past the living space you have your west facing balcony with some mountain views! Moving on from this area is the in unit laundry area and an area that can be used as an office or flex space. Passing the first four piece bathroom you are now at the bedrooms. These bedrooms are very private from the main living area and the primary bedroom is huge and has a walk in closet and a four piece en-suite. Other features include titled parking and having all your utilities covered by your condo fee. This home truly shows pride of ownership and has been kept in immaculate condition. Don't miss this fabulous opportunity, perfect for a first-time buyer or anyone looking for a beautifully maintained home at a cost that may be less than renting.