



GRASSROOTS
REALTY GROUP

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3211, 16969 24 Street SW
Calgary, Alberta

MLS # A2328207



\$259,900

Division:	Bridlewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	856 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parkade, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 589
Basement:	-	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to Bridlecrest Pointe! This beautifully maintained second-floor condo offers 2 bedrooms, 1 bathroom, and the rare convenience of both a titled underground parking stall and an additional surface parking stall. The open-concept layout features a large entryway with flexible space for a home office or additional storage. Enjoy a bright west-facing exposure that fills the unit with natural light and provides stunning sunset views from the private covered balcony. The spacious living room features double patio doors, while the kitchen offers ample cabinetry, generous counter space, a long breakfast bar with seating, and elegant under-cabinet lighting. Both bedrooms are generously sized with plenty of room for extra storage solutions. Additional highlights include in-suite laundry and excellent parking convenience, with the surface stall located directly below the balcony and close to the front entrance. Moreover, all the utilities are included in the condo fees. Ideally located near shopping, restaurants, parks, and major routes including Anderson Trail, this home offers easy access to downtown and the rest of the city. A fantastic opportunity for first-time buyers, down-sizers, or investors alike!