



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5205, 16969 24 Street SW
Calgary, Alberta

MLS # A2330102



\$315,000

Division:	Bridlewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	845 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 505
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: None

OPEN HOUSE Sunday Aug 9 from 12 - 2 pm | TWO x TWO x TWO! MOVE-IN-READY 2nd Floor Condo offering 2 BEDROOMS 2 BATHS with 2 PARKING STALLS, 844 sq ft of Thoughtfully Designed Living Space, and a DEN. The Functional Floor Plan features a Spacious Open-Concept Living and Dining area, a well-appointed Kitchen, and a private balcony overlooking a mature treed green space where you can enjoy peaceful views and occasional wildlife sightings. This EXTENSIVELY RENOVATED HOME is as good as NEW, featuring new Luxury Vinyl Plank Flooring, Fresh Paint & New Light Fixtures throughout, New Baseboards, Updated Bathroom fixtures, sinks, new Quartz Countertops, resurfaced Kitchen cabinetry, a New Tile Backsplash, and brand new Microwave. Large Windows provide ample Natural Light throughout the home. The Spacious Primary Bedroom includes a full ensuite and walk-In closet, while the second Bedroom features a full-size closet and is conveniently located beside the second Full Bathroom, making it ideal for Family, Guests, or Roommates. The separate Den provides flexibility for a Home Office, Study, or Hobby Room. The In-Suite Laundry adds everyday Convenience. The monthly Condo Fee includes Heat, Water, Sewer, Electricity, and Reserve Fund Contributions, leaving only internet, TV, and Wi-Fi as additional utility expenses. Located in the Established Community of Bridlewood, this Home is close to Parks, Playgrounds, Pathways, and Fish Creek Provincial Park, as well as Bridlewood School, Glenmore Christian Academy, and Monsignor J.J. O'Brien School. Shopping, Restaurants, Medical Services, & everyday Amenities are minutes away at 2 Bridlewood Plazas, Evergreen Village & Shawnessy Shopping Centre. Steps to Bus service connects to Somerset–Bridlewood LRT Station, with Quick Access to

Stoney Trail, Macleod Trail, & James McKeivitt Road SW. An excellent choice for First-Time Buyers, Downsizers, or Investors.