



GRASSROOTS
REALTY GROUP

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5210, 16969 24 Street SW
Calgary, Alberta

MLS # A2334283



\$315,000

Division:	Bridlewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	843 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 543
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: Building Fobs (3) & Mail Key (2)

Welcome to this meticulously maintained and extensively renovated condo. From the moment you step inside, you'll appreciate the durable wide-plank luxury vinyl flooring, fresh paint, updated light fixtures, and bright, open-concept design. The stunning, fully renovated kitchen (2025) is sure to impress with quartz countertops, extended cabinetry featuring custom pull-out storage, under-cabinet lighting, updated water shut-off valves beneath the sinks for added peace of mind, and upgraded stainless steel appliances (2025), all backed by warranty. The adjacent dining area provides the perfect setting for everyday meals, while the spacious living room opens onto a sunny, south-facing covered balcony. The generous primary bedroom features a walk-through double-sided closet leading to a private 4-piece ensuite. A second bedroom, an additional 4-piece bathroom, new full-sized in-suite laundry, and dedicated in-unit storage provide exceptional functionality for a variety of lifestyles. An assigned parking stall is included, and the condo fees cover all utilities, making monthly budgeting simple and predictable. Ideally located within walking distance of Sobeys, Shoppers Drug Mart, Starbucks, Tim Hortons, restaurants, daycare, schools, and everyday amenities. Commuting is a breeze with a bus stop directly in front of the building offering convenient access to the C-Train. You'll also enjoy quick access to the endless walking and biking trails of Fish Creek Park, while Costco, shopping, dining, and additional amenities at Tsuut'ina Nation are just minutes away. Whether you're a first-time buyer, downsizer, or investor, this move-in-ready home offers outstanding value in an exceptional location.