# \$224,900 - 3112, 16969 24 Street Sw, Calgary

MLS® #A2235294

### \$224,900

1 Bedroom, 1.00 Bathroom, 605 sqft Residential on 0.00 Acres

Bridlewood, Calgary, Alberta

Experience tranquility and convenience in this exceptional Bridlewood condo! Nestled on the main floor, Unit 3112 at 16969 24 St SW is a gem featuring 1 bedroom and 1 bathroom, plus a wonderfully spacious office/den area to suit your lifestyle. You'll love the ease of above-ground parking right outside. But the real showstopper? Step onto your private, recessed balcony and immerse yourself in the peace of the conservation greenspace right behind you â€" ultimate privacy guaranteed! Whether you're a first-time buyer seeking an affordable entry into the market or an investor looking for a smart return, this unit delivers. Imagine: ALL your utilities (heat, water, sewer, and electricity) are included in the low condo fees! Large bedroom with tons of storage, massive living room (over 200 sq ft) allowing for a multitude of layouts/options. All this with a super convenient location which offers direct access to Stoney Trail, putting you moments away from all amenities, shops, schools, and everything you need.

Built in 2008

#### **Essential Information**

MLS® # A2235294 Price \$224,900

Bedrooms 1

Bathrooms 1.00

Full Baths 1







Square Footage 605
Acres 0.00
Year Built 2008

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 3112, 16969 24 Street Sw

Subdivision Bridlewood

City Calgary
County Calgary
Province Alberta
Postal Code T2Y0L2

## **Amenities**

Amenities Elevator(s), Parking, Trash, Visitor Parking

Parking Spaces 1

Parking Stall

#### Interior

Interior Features No Smoking Home, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer

Heating Baseboard, Electric

Cooling None

# of Stories 4

### **Exterior**

Exterior Features Balcony

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed June 27th, 2025

Days on Market 112

Zoning M-1 d75

# **Listing Details**

# Listing Office Royal LePage Benchmark

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