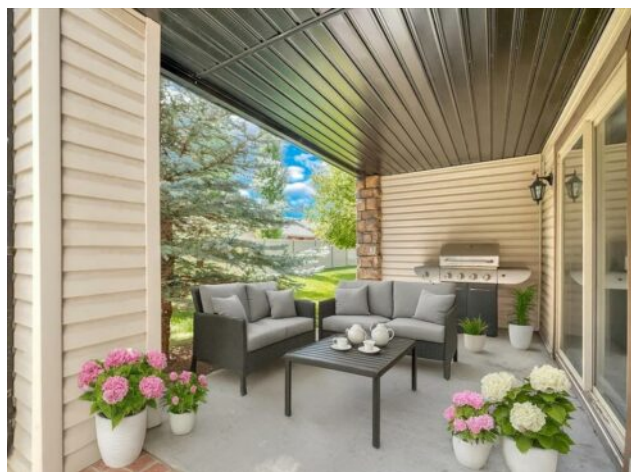


**4104, 16969 24 Street SW**  
**Calgary, Alberta**

**MLS # A2237380**



**\$279,900**

|                  |                                           |               |                   |
|------------------|-------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Bridlewood                                |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)        |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit               |               |                   |
| <b>Size:</b>     | 847 sq.ft.                                | <b>Age:</b>   | 2008 (17 yrs old) |
| <b>Beds:</b>     | 2                                         | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Heated Garage, Stall, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                         |               |                   |
| <b>Lot Feat:</b> | -                                         |               |                   |

|                    |                             |
|--------------------|-----------------------------|
| <b>Heating:</b>    | Baseboard                   |
| <b>Floors:</b>     | Carpet, Linoleum            |
| <b>Roof:</b>       | -                           |
| <b>Basement:</b>   | -                           |
| <b>Exterior:</b>   | Stone, Vinyl Siding         |
| <b>Foundation:</b> | -                           |
| <b>Features:</b>   | Open Floorplan, See Remarks |

|                   |         |
|-------------------|---------|
| <b>Water:</b>     | -       |
| <b>Sewer:</b>     | -       |
| <b>Condo Fee:</b> | \$ 550  |
| <b>LLD:</b>       | -       |
| <b>Zoning:</b>    | M-1 d75 |
| <b>Utilities:</b> | -       |

**Inclusions:** none

Welcome to easy living in this bright and inviting 2-bedroom ground floor unit—complete with underground parking and in-unit laundry! The open-concept layout features a functional kitchen with plenty of cabinet space and a raised eating bar that seamlessly connects to the dining and living areas—perfect for entertaining or relaxed everyday living. Step outside to your sunny, south-facing patio, ideal for a BBQ and patio set, with the added privacy and greenery of the lush greenbelt just beyond. Whether you’re enjoying your morning coffee or hosting summer evenings, this space is a true bonus. Located in a professionally managed building with condo fees that include electricity, heat, and water/sewer, this is carefree condo living at its finest. Enjoy the unbeatable convenience of being just steps away from schools, restaurants, a pub, Tim Hortons, Sobeys, and more! Don’t miss your chance—book your private showing today!