

\$339,000 - 4301, 16969 24 Street Sw, Calgary

MLS® #A2139686

\$339,000

2 Bedroom, 2.00 Bathroom, 974 sqft

Residential on 0.00 Acres

Bridlewood, Calgary, Alberta

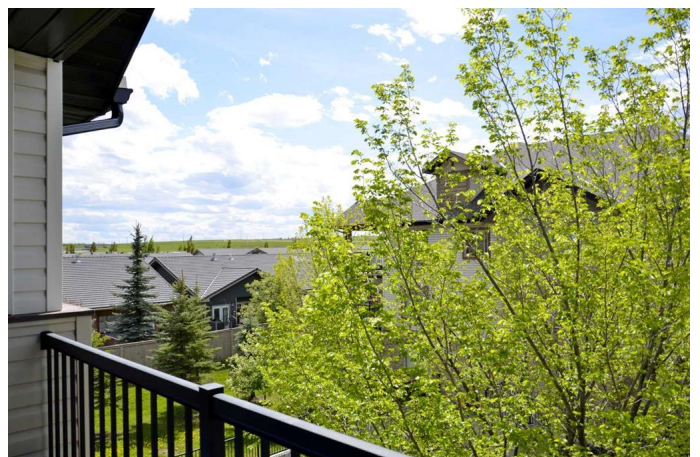
This bright corner, top-floor condo is a gem with its 2 bedrooms, 2 washrooms, and a versatile den/office/storage space and UNDERGROUND parking. Spanning approximately 1000 sq ft, it's freshly painted and boasts laminate flooring throughout including brand new laminate floors in two bedrooms, making it ready for immediate move-in.

The open concept layout features a spacious dining area and a living room, complete with a huge built-in pantry/storage wall unit that offers ample shelves and drawers. The kitchen shines with black granite countertops, a double sink, and major new stainless steel appliances—including a double door fridge with a bottom freezer, a new glass top stove, and a microwave (all from 2023).

Step outside to the large covered northwest-facing balcony with a gas BBQ line, perfect for entertaining amidst the surrounding greenery. The primary bedroom is a retreat with a walk-through closet, custom wardrobe, and a full ensuite bathroom featuring a new vanity. The second bedroom is conveniently located near the second full bathroom, which also includes a new vanity (2023).

The living room's main wall is accented with wood, adding a cozy feel and warmth to the space. Practicality is covered with the in-suite laundry, equipped with a newer stacked full-size washer and dryer.

The condo fees cover heat, water, one underground parking stall, and electricity,



adding incredible value. The location is ideal, close to schools, transit, Sobeys, various grocery stores, gas stations, pubs, and restaurants. Enjoy the outdoors with many biking paths and the nearby Fish Creek and Spruce Meadows. Plus, you'll have easy access to Stoney Trail and a new Costco. This condo is available immediately and is a no pets, no smoking unit—perfect for those looking for a clean and well-maintained home. Don't miss out on this move-in-ready opportunity!

Built in 2009

Essential Information

MLS® #	A2139686
Price	\$339,000
Sold Price	\$338,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	974
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	4301, 16969 24 Street Sw
Subdivision	Bridlewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0H9

Amenities

Amenities	Elevator(s), Parking, Secured Parking, Snow Removal, Trash, Visitor
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	Parking
Parking Spaces	1
Parking	Garage Door Opener, Heated Garage, Insulated, Parkade, Titled, Underground

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	3

Exterior

Exterior Features	Balcony, BBQ gas line, Lighting
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 9th, 2024
Date Sold	June 21st, 2024
Days on Market	12
Zoning	M-1 d75
HOA Fees	0.00

Listing Details

Listing Office	TREC The Real Estate Company
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