

# \$245,000 - 3112, 16969 24 Street Sw, Calgary

MLS® #A2235294

## \$245,000

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 – 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	\$245,000
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	80
Zoning	M-1 d75

### **Listing Details**

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