



# 16969 24 Street Calgary Alberta

\$320,000

WELCOME HOME! SUPERB VALUE! This 2 bedroom home COMES with 2 HEATED UNDERGROUND parking stalls (wow- his & hers!). Located in the SOUGHT AFTER SW community of Bridlewood. Units in majority of condo complexes can come with zero or 1 parking stall above ground. THIS KIND rarely comes up for sale....so this is your RARE chance! The home has been LOVED, WELL KEPT and always been CLEAN. SPACIOUS home with an open floor layout! The MASTER'S bedroom OFFERS you its own PRIVATE ENSUITE bathroom PLUS a WALK-IN CLOSET. The 2nd bedroom PROVIDES you an ADEQUATE SPACE. NOTE for your own PEACE of MIND your CARS will be PARKED NOT on the ROAD BUT upon TWO TITLED HEATED UNDERGROUND stalls. Yes, you OWN them! NO NEED to spend on REMOTE STARTERS, NO MORE COLD winter DEFROSTING! Here's an ADDITIONAL VALUE - ALL UTILITIES are INCLUDED IN THE CONDO FEES! The complex is well managed...situated in the quiet corner of Bridlewood... It is ACCESSIBLE by bus (with a 10 min ride to the Somerset/Bridlewood LRT station). NEAR to schools. LESSER TRAFFIC with a QUICK entry/exit to/from Stoney Trail, Costco, Fish Creek Park and Spruce Meadows. HOMEBUYERS CALL me your "HOME". BOOK your VIEWINGS IMMEDIATELY! (id:6769)

Kitchen 11.17 Ft x 9.42 Ft  
 Dining room 8.42 Ft x 6.83 Ft  
 Living room 12.83 Ft x 12.17 Ft  
 Primary Bedroom 13.58 Ft x 11.00 Ft  
 Other 7.67 Ft x 4.08 Ft

4pc Bathroom 7.58 Ft x 4.92 Ft  
 Bedroom 11.08 Ft x 10.17 Ft  
 4pc Bathroom 7.58 Ft x 4.92 Ft  
 Laundry room 6.75 Ft x 5.83 Ft  
 Other 11.42 Ft x 6.42 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Central)



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca