

# \$264,900 - 3112, 16969 24 Street Sw, Calgary

MLS® #A2235294

**\$264,900**

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 – 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      | \$264,900 |
| 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 | 43              |
| Zoning         | M-1 d75         |

### Listing Details

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