



**3112, 16969 24 Street SW, Calgary, Alberta - \$245,000**



Main Photo

## Property Description

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.



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