



GRASSROOTS
REALTY GROUP

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1318, 16320 24 Street SW
Calgary, Alberta

MLS # A2245910



\$320,000

Division:	Bridlewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	926 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 535
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Welcome to this bright and spacious 2-bedroom, 2-bathroom condo in the desirable community of Bridlewood. This well-maintained unit offers an open-concept layout with a functional kitchen, dining area, and a large living room that opens to a private balcony—perfect for your morning coffee. The primary bedroom features a walk-through closet and 4-piece ensuite, with the second bedroom conveniently located right next to it—ideal for a home office, guest room, or nursery. A second full bathroom, in-suite laundry, and 1 titled underground parking stall add to the comfort and convenience. Ideally situated within walking distance to schools, parks, shopping, and transit, with quick access to Stoney Trail and Macleod Trail. A great opportunity for first-time buyers, downsizers, or investors!