



**3223, 16320 24 Street SW  
Calgary, Alberta**

**MLS # A2294455**



**\$260,000**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	696 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Garage Door Opener, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Fireplace(s)

**Floors:** Carpet

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Concrete, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Elevator

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 415

**LLD:** -

**Zoning:** M-2

**Utilities:** -

**Inclusions:** N/A

Perfect balance of serenity and value in this impeccably maintained 2-bedroom, 1-bathroom residence in Bridlewood Pointe of View. Ideally situated on the second floor, this unit offers a premium vantage point that most condos lack—a private balcony overlooking a peaceful, mature green space. Say goodbye to parking lot views and hello to a quiet, natural backdrop for your morning coffee. **Bright & Functional Interior** The interior is designed for modern efficiency, featuring a thoughtful layout that maximizes every square foot. **The Living Space:** A bright and inviting living area anchored by a cozy fireplace, creating a perfect atmosphere for Calgary winters and evening relaxation. **The Bedrooms:** Two well-proportioned bedrooms are strategically positioned to provide privacy and versatility—ideal for a small family, a home office setup, or a roommate configuration. **The Extras:** This unit includes titled parking, providing both convenience and long-term equity value. **Investment Security:** A Proactive Corporation One of the most important features of this property is the strength of the building management. The condominium corporation is highly organized and proactive, boasting healthy financials and a clear maintenance strategy. For first-time buyers and savvy investors alike, this provides essential peace of mind that your investment is being protected by a professional and fiscally responsible board. **Established Community Lifestyle** Located in the heart of Bridlewood, you are steps away from everything you need. This established community offers rapid access to: **Shopping & Essentials:** Multiple grocery stores, pharmacies, and retail hubs are just minutes away. **Transit & Commuting:** Excellent public transit options and quick access to major roadways for a seamless commute. **Nature & Recreation:** Surrounded by parks,

pathways, and the essentials of the SW lifestyle. 2 Bedrooms. Fireplace. Titled Parking. Green Space View. Proactive Management. Whether you are looking to enter the market, downsize without compromise, or add a high-quality asset to your rental portfolio, this Bridlewood gem represents an outstanding opportunity. Experience the quiet side of condo living&mdash;book your private showing today.