



GRASSROOTS
REALTY GROUP

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**3116, 16320 24 Street SW
Calgary, Alberta**

MLS # A2298749



\$237,000

Division:	Bridlewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	562 sq.ft.	Age:	2005 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 338
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: Furniture, TV, Wall Paintings

FANTASTIC OPPRTUNITY!!! Welcome to the bright and newer renovated 1 bedroom, 4-piece bathroom apartment with a functional layout and modern finishes. The main level unit offers a kitchen with stainless steel appliances, a spacious bedroom with a large closet, in-suite laundry room and storage area; a living space is opened to a private concrete patio complete with a BBQ gas line, electrical outlets, and lighting. Additional features: a glammig durable laminate floor is throughout the apartment, tile is in the entrance foyer, bathroom and laundry room. Low condo fees are only \$338.37 monthly, all utilities are included in. The unit, also, comes with a titled underground heated parking. Located in a quiet suburban setting with quick and simple access to downtown Calgary - just about 20 minutes via Stoney Trail. The building is surrounded by walking and biking paths leading to Fish Creek Park. Everyday amenities are just minutes away, including grocery stores like Sobeys, Shoppers Drug Mart (opens till midnight), restaurants, cafes, banks, local services and businesses. Pets are allowed with condo board approval. Ideal for first-time buyers, investors, or professionals seeking a comfortable and convenient lifestyle. Ready for immediate possession. Move in and enjoy!