



**3416, 16320 24 Street SW
Calgary, Alberta**

MLS # A2300231



\$218,000

Division:	Bridlewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	623 sq.ft.	Age:	2005 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 327
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, See Remarks, Track Lighting, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Fabulous Bridlewood - Don't pass by this top-floor unit - it is perfect for first-time homebuyers, downsizers, or savvy investors. Boasting a bright and thoughtful layout, the spacious living and dining areas seamlessly flow from a welcoming foyer, offering both comfort and style. Large patio doors of the living room bring in lots of natural light and also provide access to a good size balcony. New Vinyl plank flooring was installed in the foyer, kitchen and bathroom, adding a modern touch while also offering style and durability. The kitchen features maple cabinets and sleek black appliances, making meal prep a breeze. You'll love the convenience of the in-suite laundry, equipped with a stacked washer and dryer (dryer includes a new vent), which also offers additional storage space. Retreat to the primary bedroom, an impressively large space with ample room for a king-sized bed, TV, desk, dressers, or even a cozy sitting area. The generous walk-in closet ensures all your wardrobe needs are met. The adjacent 4-piece bathroom has been updated with a new tub handle, spout and showerhead for added freshness. This home was repainted 3 years ago and has new electrical outlets and covers, including GFCIs in the kitchen and bathroom, and stylish new light fixtures. All window coverings are included, so you can move in hassle-free and start enjoying your new home right away. With low condo fees of \$327 per month covering heat, electricity, water, and sewer, this property offers outstanding value. Enjoy your morning coffee on the deck and on a clear day you can enjoy a mountain view. Strung Solar lights make the patio extra appealing in the evening. Convenience abounds with a designated parking stall right outside the main entrance and plenty of visitor parking available. Situated in the family-friendly community of Bridlewood, you'll be close to schools, parks, playgrounds,

shopping, and major routes like Stoney Trail. Commuting is a breeze with quick transit access to the LRT. Don't miss this incredible opportunity—move in and start living your best life today!