



**1319, 16320 24 Street SW
Calgary, Alberta**

MLS # A2300352



\$324,900

Division:	Bridlewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	981 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 609
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Laminate Counters		

Inclusions: fridge, stove, built-in dishwasher, microwave hood fan, one key fob, one garage controller, gas BBQ, washer and dryer

Welcome to your sunlit sanctuary in the heart of Bridlewood. This property condo fees include: HEAT, ELECTRICITY, WATER, SEWAGE, and PETS are welcome. Perched on the third floor as a coveted corner unit, this beautifully designed 2 - bedrooms with 2 bathroom condo offers a perfect blend of warmth, comfort, and effortless living. From the moment you step inside, you're greeted by an airy, open-concept layout where natural light pours in through expansive windows, creating a bright and inviting atmosphere throughout. The kitchen, dining, and living spaces flow seamlessly together, making this home ideal for both quiet evenings and entertaining alike. At the center of it all, the kitchen offers a spacious breakfast bar and abundant counter space, perfect for morning coffee, casual meals, or gathering with friends. The living room is anchored by a cozy gas fireplace, adding warmth and charm, while just beyond, your private outdoor space awaits, complete with a gas line for BBQing, making summer evenings effortless and enjoyable. The primary retreat is a peaceful escape, complete with two separate closets and a private 3-piece ensuite. The second bedroom is thoughtfully positioned nearby, with access to a full 4-piece bathroom, making it ideal for guests, family, or a home office. Additional highlights include in-suite laundry, a generous storage room, and the convenience of titled underground heated parking. Even better, ALL utilities are included in the condo fees, offering true ease and peace of mind. Perfectly located close to shopping, restaurants, schools, parks, and transit, with quick access to major roadways, this home offers the ideal balance of comfort and convenience. Bright, spacious, and effortlessly inviting, this is Bridlewood living at its finest.