



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

**MLS # A2303938**



**\$250,000**

<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>	-		

<b>Heating:</b>	Baseboard, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 415
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Elevator		

**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—book your private showing today.