



**3225, 16320 24 Street SW
Calgary, Alberta**

MLS # A2175814



\$313,500

Division:	Bridlewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	760 sq.ft.	Age:	2005 (19 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt, Shingle	Condo Fee:	\$ 492
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Elevator, No Animal Home, No Smoking Home		

Inclusions: N/A

Situated in the heart of the southwest community of Bridlewood which is ideally located just minutes away from schools, shopping and Fish Creek Park this well-maintained unit is inundated with natural light, exceptionally well appointed, and offers an open and very functional floorplan. Boasting 2 large bedrooms, 1 bathroom, and TWO TITLED UNDERGROUND HEATED PARKING stall. Open living area with fireplace includes functional kitchen with breakfast bar, dining area and generous living room leading to the sunny south facing balcony. Facing a green quiet space There's also an in-suite storage/laundry room with stacked washer & dryer! Great for first time buyers, young families, empty nesters or investors who desire a steady rental income. The entire unit was freshly painted and new plank deluxe vinyl flooring was installed this week. Everybody will fall in love with this great property!