



2314, 16320 24 Street
Calgary, Alberta

MLS # A2176370



\$270,000

Division:	Bridlewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	844 sq.ft.	Age:	2004 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 465
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Laminate Counters		

Inclusions: all appliances, Negotiable- BBQ, Piano, Floating/Mounted Shelves

This is the unit you have been waiting for! Excellent for investors, downsizing or first time buyers! This pet friendly unit has low condo fees that INCLUDE heat, electricity and water! This 2 bedroom, 2 bathroom unit is one of the largest floorplans in the complex with easy access off the elevator. Upon walking into the entry you will be greeted by the warm, neutral tones throughout with a large dining room that enters into the living room with the kitchen to the side. The kitchen features lots of storage, counter space and an eat up bar. The home is separated with the large primary on one side of the home that features a walk through closet and private 4 piece en-suite. On the opposite end of the home is another full bathroom and a second bedroom. This home features an in-suite laundry room and large private balcony with a plumbed in bbq gas line! This complex features ample visitor parking, near parks, playgrounds, soccer fields and shopping! Book your showing today!