

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

**MLS # A2238310**



# \$268,900

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	623 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

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

**Inclusions:** Strung Solar Patio Lights, Mirror on Foyer Wall

This top-floor unit is perfect for first-time homebuyers, downsizers, or savvy investors. Boasting a thoughtful layout, the spacious living and dining areas seamlessly flow from a welcoming foyer, offering both comfort and style. 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 doubles as 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 and spout for added freshness. This home was repainted 3 years ago and has new electrical outlets and covers, including GFCIs in the kitchen and bathroom, three 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 patio 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!