



THE
A-TEAM

**RE/MAX
FIRST**

16320 24 Street #3204, Calgary T2Y 5A1

MLS®#: **A2143841**

Area: **Bridlewood**

Listing Date: **06/23/24**

List Price: **\$279,900**

Status: **Active**

County: **Calgary**

Change: **-\$35k, 23-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2005**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **698**
Low Sqft:
Ttl Sqft: **698**

Heated Garage,Underground

DOM

85

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Hot Water**
Sewer:
Ext Feat: **Balcony**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Oven,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	3`10" x 7`6"
Kitchen	Main	9`4" x 7`5"
Bedroom - Primary	Main	8`11" x 11`2"
4pc Bathroom	Main	7`8" x 4`11"
Bedroom	Main	10`0" x 8`10"

Room	Level	Dimensions
Dining Room	Main	6`6" x 7`6"
Living Room	Main	10`8" x 15`6"
Walk-In Closet	Main	5`3" x 3`5"
Laundry	Main	4`3" x 5`10"
Balcony	Main	9`5" x 7`7"

Legal/Tax/Financial

Condo Fee:
\$442

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **0512262**

Remarks

Pub Rmks: **Welcome to this great 2 bedrooms one 4pc bathroom with one underground parking apartment in the popular community of Bridlewood. This Southwest facing apartment features tons of natural light and sun. The laminate flooring is throughout the living room and bedrooms. The kitchen provides stainless steel appliances and lots of cabinet for storage. The spacious living room has a patio door leading to a sunny balcony. Two good sized bedrooms both features a closet and large window. The apartment comes with one underground heated parking. Close to grocery stores, restaurants, schools, shopping mall, and public transit. View it today and get ready to move in!**

Inclusions: **N/A**
Property Listed By: **Homecare Realty Ltd.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123