



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**16320 24 Street #1214, Calgary T2Y4T7**

MLS®#: **A2147761**

Area: **Bridlewood**

Listing Date: **07/08/24**

List Price: **\$319,900**

Status: **Active**

County: **Calgary**

Change: **-\$2k, 27-Jul**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2004**

Finished Floor Area

Abv Sqft: **844**  
Low Sqft:  
Ttl Sqft: **844**

DOM

**70**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **See Remarks**  
Park Feat: **Assigned,Stall**

Utilities and Features

Roof:  
Heating: **Baseboard,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Stone,Vinyl Siding**  
Flooring: **Carpet,Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**  
Int Feat: **Ceiling Fan(s),Closet Organizers,Open Floorplan,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`8" x 4`11"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>4`6" x 7`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`0" x 10`8"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`9" x 14`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`0" x 11`7"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`10" x 8`11"</b>
<b>Entrance</b>	<b>Main</b>	<b>4`10" x 7`9"</b>	<b>Laundry</b>	<b>Main</b>	<b>3`10" x 7`6"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`6" x 4`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`3" x 11`11"</b>
<b>Balcony</b>	<b>Main</b>	<b>7`6" x 9`3"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$437**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-2**

Legal Desc: **0413691**

Remarks

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Pub Rmks: **Welcome to Bridlewood. This two bedroom, two bathroom home with parking and is located in the convenient and secure southwest community. With new flooring in the main living room and this condo features an open-concept layout and morning sun. The kitchen is open to the dining room, and living room which is perfect for family gatherings. The primary bedroom includes a walk-through closet leading to a four piece ensuite. The second bedroom is generously sized with easy access to the second four piece bathroom. Additionally, there is a convenient laundry and storage room. This well-maintained complex is in a great location and is move-in ready. Book your showing today**

Inclusions: **na**  
Property Listed By: **eXp Realty**

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