



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**16320 24 Street #3222, Calgary T2Y 5A1**

MLS® #: **A2164502**

Area: **Bridlewood**

Listing Date: **09/13/24**

List Price: **\$289,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 18-Oct**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **693**  
Low Sqft:  
Ttl Sqft: **693**

DOM

**68**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Low-Rise(1-4)**

Parking

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

Access:

Lot Feat:  
Park Feat: **Parkade, Underground**

Utilities and Features

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

Construction: **Stone, Vinyl Siding, Wood Frame**  
Flooring: **Ceramic Tile, Laminate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings**  
Int Feat: **Elevator**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>11`7" x 10`7"</b>	<b>Kitchen</b>	<b>Main</b>	<b>7`6" x 9`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`4" x 14`1"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`1" x 8`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`2" x 9`11"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>7`0" x 7`9"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`9" x 4`3"</b>	<b>Balcony</b>	<b>Main</b>	<b>7`7" x 9`8"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>3`6" x 5`5"</b>			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$442

Fee Simple

M-2

Fee Freq:  
Monthly

Legal Desc: 0512262

Remarks

Pub Rmks: **BACK ON MARKET. INVESTOR - FIRST TIME BUYER ALERT! Pet friendly- low condo fees that include HEAT, ELECTRICITY & WATER !!! Clean, cozy & impeccably maintained! This lovely 2 bedroom condo comes with a TITLED UNDERGROUND PARKING stall. When entering this home, you'll find a tiled landing - perfect for easy wipe ups. Nicely decorated in neutral tones with nearly new fresh paint. The remainder of the home is covered in luxury vinyl flooring (seller will also leave extra flooring)! The kitchen offers lots of cabinets for storage & good counterspace for meal prep (dishwasher is about 2 years new - fridge is brand new). This home offers 2 great sized bedrooms; the primary suite features a great sized walk in closet. The bedrooms are separated by a large living room (perfect for a room mate or small children). The living room features patio doors to your private WEST FACING deck. The deck is surrounded with mature flowering crab trees that offer complete privacy & serenity while you relax outside. Enjoy the convenience of your in suite laundry room w/storage. Perfectly located close to shopping & amenities at 162nd Ave, Bridlewood Center is just down the street & more shopping & dining options just behind the building. Quick access to MacLeod & Stoney Trails. Directly behind the building is a brand new tot lot & another beside the building! Its a bright, open plan filled with natural daylight. Lots of visitor parking. This building is PET FRIENDLY w/board approval.**

Inclusions: none  
Property Listed By: CIR Realty

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

















