

16320 24 Street #3225, Calgary T2Y 5A1

MLS®#: **A2175814** Area: **Bridlewood** Listing Date: **10/28/24** List Price: **\$299,000**
 Status: **Active** County: **Calgary** Change: **-\$15k, 28-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **2005**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **760**
 Low Sqft:
 Ttl Sqft: **760**

DOM
54
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**
Parking
 Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Heated Garage,Underground**

Utilities and Features

Roof: **Asphalt,Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Baseboard,Hot Water** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Ext Feat: **Balcony** Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Elevator,No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`8" x 10`8"	Kitchen	Main	8`8" x 11`2"
Bedroom	Main	8`10" x 8`11"	Bedroom	Main	8`11" x 9`11"
Dining Room	Main	10`10" x 5`2"	4pc Bathroom	Main	4`11" x 7`10"
Laundry	Main	5`9" x 4`3"	Balcony	Main	9`0" x 7`5"

Legal/Tax/Financial

Condo Fee: **\$492** Title: **Fee Simple** Zoning: **M-2**

Fee Freq:
Monthly

Legal Desc: **0512262**

Remarks

Pub Rmks: **Situated in the heart of the southwest community of Bridlewood which is ideally located just minutes away from schools, shopping and Fish Creek Park this well-maintained unit is inundated with natural light, exceptionally well appointed, and offers an open and very functional floorplan. Boasting 2 large bedrooms, 1 bathroom, and TWO TITLED UNDERGROUND HEATED PARKING stall. Open living area with fireplace includes functional kitchen with breakfast bar, dining area and generous living room leading to the sunny south facing balcony. Facing a green quiet space There's also an in-suite storage/laundry room with stacked washer & dryer! Great for first time buyers, young families, empty nesters or investors who desire a steady rental income. The entire unit was freshly painted and new plank deluxe vinyl flooring was installed this week. Everybody will fall in love with this great property!**

Inclusions: **N/A**
Property Listed By: **RE/MAX House of Real Estate**

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







