



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**16320 24 Street #2314, Calgary T2Y 4T8**

MLS®#: **A2176370**

Area: **Bridlewood**

Listing Date: **10/30/24**

List Price: **\$270,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 19-Nov**

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: **843**  
Low Sqft:  
Ttl Sqft: **843**

DOM

**21**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:  
Lot Feat:  
Park Feat: **Stall**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Mixed**  
Flooring: **Laminate, Linoleum**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked**  
Int Feat: **Breakfast Bar, Laminate Counters**  
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	11`10" x 10`0"
Living Room	Main	11`10" x 14`0"
Walk-In Closet	Main	7`2" x 4`8"
Laundry	Main	3`10" x 6`3"
4pc Bathroom	Main	8`5" x 4`10"
Balcony	Main	9`5" x 7`7"

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

Legal/Tax/Financial

Condo Fee:  
**\$465**

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

Zoning:  
**M-2**

Legal Desc: **0414337**

Remarks

Pub Rmks: **This is the unit you have been waiting for! Excellent for investors, downsizing or first time buyers! This pet friendly unit has low condo fees that INCLUDE heat, electricity and water! This 2 bedroom, 2 bathroom unit is one of the largest floorplans in the complex with easy access off the elevator. Upon walking into the entry you will be greeted by the warm, neutral tones throughout with a large dining room that enters into the living room with the kitchen to the side. The kitchen features lots of storage, counter space and an eat up bar. The home is separated with the large primary on one side of the home that features a walk through closet and private 4 piece en-suite. On the opposite end of the home is another full bathroom and a second bedroom. This home features an in-suite laundry room and large private balcony with a plumbed in bbq gas line! This complex features ample visitor parking, near parks, playgrounds, soccer fields and shopping! Book your showing today!**

Inclusions: **all appliances, Negotiable- BBQ, Piano, Floating/Mounted Shelves**  
Property Listed By: **CIR Realty**

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

















