



THE
A-TEAM

**RE/MAX
FIRST**

16320 24 Street #1204, Calgary T2Y 4T7

MLS®#: **A2182826**

Area: **Bridlewood**

Listing Date: **12/11/24**

List Price: **\$305,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **915**
Low Sqft:
Ttl Sqft: **915**

DOM

10
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

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

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	4`0" x 7`5"
Kitchen	Main	8`6" x 9`3"
Bedroom - Primary	Main	12`6" x 13`3"
Laundry	Main	5`3" x 8`2"
4pc Ensuite bath	Main	4`11" x 7`4"

Room	Level	Dimensions
Dining Room	Main	9`7" x 11`2"
Living Room	Main	12`6" x 14`5"
Bedroom	Main	10`7" x 10`10"
4pc Bathroom	Main	4`11" x 9`4"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$581

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc: 0413691

Remarks

Pub Rmks: **Welcome to this spacious 2 bedroom, 2 bathroom apartment in a great location in southwest Calgary. This unit benefits from titled heated underground parking and a titled storage locker. As you step into this spacious unit you will be impressed by how bright and airy it is. There is a large dining area - perfect for entertaining! The kitchen features lots of counterspace, ample storage space and a raised eating bar - great for those who like to cook!. The spacious living room is big enough to accommodate multiple pieces of furniture, and has patio doors onto a large balcony, perfect for relaxing or having a BBQ! . Both bedrooms are a good size, with the master featuring a 4 piece ensuite and a walk-in closet. There is a second 4 piece family bathroom which is adjacent to the 2nd bedroom, making this an ideal layout for room mates. Did I mention that there is a multipurpose laundry/storage room / den space too? This lovely condo is situated close to playparks, greenspaces, schools and shops. The condo fees include Heat, water and electricity. This great condo must be viewed to be appreciated, your perfect apartment awaits! View 3D/Multi media/Virtual Tour!**

Inclusions: N/A
Property Listed By: RE/MAX First

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









