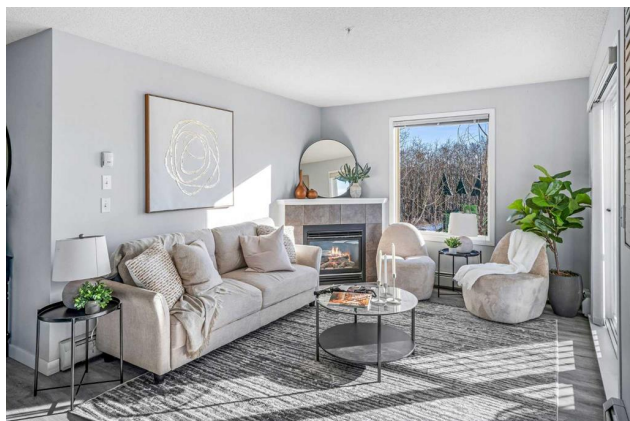




**16320 24 Street #3225, Calgary T2Y 5A1**

MLS®#: **A2187442** Area: **Bridlewood** Listing Date: **01/16/25** List Price: **\$299,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2005**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

Finished Floor Area  
 Abv Sqft: **740**  
 Low Sqft:  
 Ttl Sqft: **740**

**Heated Garage, Parkade, Underground**

DOM

**6**  
Layout  
 Beds: **2 (2)**  
 Baths: **1.0 (1 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard, Fireplace(s), Hot Water**  
 Sewer:  
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**  
 Int Feat: **Elevator, No Animal Home, No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>7' 0" x 7' 10"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11' 3" x 8' 11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10' 5" x 14' 5"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11' 2" x 7' 7"</b>
<b>Living Room</b>	<b>Main</b>	<b>11' 8" x 10' 8"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11' 3" x 9' 10"</b>

Legal/Tax/Financial

Condo Fee: **\$535** Title: **Fee Simple** Zoning: **M-2**  
 Fee Freq:

Monthly

Legal Desc: 0512262

Remarks

Pub Rmks: **Discover this bright and inviting 2-bedroom, 1-bathroom end-unit apartment on the second floor, offering a rare combination of comfort, convenience, and natural beauty. Facing east and south, this unit is bathed in natural light throughout the day, with stunning views of both sunrises all year round and sunsets in winter months. Enjoy your private balcony overlooking a serene green park and playground—perfect for morning coffee or evening relaxation. Inside, you'll find vinyl plank flooring, a fresh coat of paint, and an open, functional layout designed for modern living. The in-unit laundry adds convenience, while the two titled underground parking stalls set this property apart—one offering extra space for a larger vehicle, and both easily accessible from the staircase near the end of the building. This unit is perfectly located next to Glenmore Christian Academy and within walking distance of Bridlewood School, making it an excellent choice for families. Additionally, it's just steps from two shopping plazas and public transit, while a five-minute drive brings you to the breathtaking Fish Creek Park. Quick access to Stoney Trail ensures effortless commuting to all parts of the city. For the convenience of your guests, visitor parking stalls are easily accessible, and the condo board has made parking management hassle-free with Indigo—simply scan and register the license plate for a set number of hours, eliminating the need for dashboard tickets. As an end unit, this home offers direct access to the outdoors with just one flight of stairs leading to the playground and park, seamlessly blending lifestyle, location, and practicality. This vacant unit is move-in ready, allowing for immediate possession—perfect for those who want to settle in quickly and start enjoying their new home without delay. Whether you're a first-time buyer, a young family, or someone looking to downsize, this cozy apartment is a rare find that checks all the boxes. Don't miss out—schedule your viewing today!**

Inclusions: n/a  
Property Listed By: Coldwell Banker Mountain Central

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





