



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**16320 24 Street #2307, Calgary T2Y4T8**

MLS®#: **A2189263**

Area: **Bridlewood**

Listing Date: **01/21/25**

List Price: **\$294,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2003**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **838**  
Low Sqft:  
Ttl Sqft: **838**

DOM

**1**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Assigned,Stall**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,See Remarks,Washer/Dryer**  
Int Feat: **Closet Organizers,Laminate Counters,See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	7'9" x 4'8"
4pc Bathroom	Main	0'0" x 0'0"
Dining Room	Main	9'11" x 11'11"
Living Room	Main	11'11" x 14'0"
Balcony	Main	7'6" x 9'3"
4pc Ensuite bath	Main	0'0" x 0'0"

Room	Level	Dimensions
Laundry	Main	6'4" x 3'10"
Bedroom	Main	10'3" x 11'11"
Kitchen With Eating Area	Main	9'0" x 10'10"
Bedroom - Primary	Main	10'8" x 10'10"
Walk-In Closet	Main	4'7" x 7'2"

Legal/Tax/Financial

Condo Fee:  
\$465

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

Zoning:  
**M-2**

Legal Desc: **0414337**

Remarks

Pub Rmks: **Welcome to this lovely 2 bedroom home in Bridlewood that is Immaculate. This 'original owner' home has been professionally painted from top to bottom in December of 2024, there was also brand NEW carpet and underlay professionally installed in January 2025 and the built-in dishwasher, electric stove and refrigerator are ALL BRAND NEW in December of 2024, as well. The condo fees also include ALL the utilities: water, sewer, heat AND electricity. This floor plan is perfectly laid out with 2 generously sized bedrooms, 2 - 4 piece bathrooms, a bright open kitchen with a breakfast bar, separate dining area and a large living room that overlooks the covered patio. This home comes with an assigned outdoor parking stall and is within walking distance to lots of shopping, playgrounds, schools and beautiful Fish Creek Provincial Park which has numerous picnic areas, extensive walking and bike paths that are all connected to Calgary's renowned pathway system that takes you throughout the whole city and when you are enjoying the park with your family, it feels like your not even in the city. There is great access to Stoney Trail, Costco and Calgary transit and LRT systems. The complex is also pet friendly with board approval. This lovely home must be seen to be really appreciated, so please book your viewing today!**

Inclusions:  
Property Listed By: **Real Estate Professionals Inc.**

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





















