



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**16320 24 Street #1404, Calgary T2Y 4T7**

MLS® #: **A2203989**

Area: **Bridlewood**

Listing Date: **03/20/25**

List Price: **\$349,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2008**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **919**  
Low Sqft:  
Ttl Sqft: **919**

DOM

**16**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**  
Garage Sz:

Access:  
Lot Feat:  
Park Feat:

**Underground**

Utilities and Features

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

Construction: **Wood Frame**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`5" x 12`5"	Bedroom - Primary	Main	14`2" x 13`2"
Bedroom	Main	10`8" x 10`8"	4pc Bathroom	Main	7`3" x 4`11"
4pc Ensuite bath	Main	7`3" x 4`11"	Laundry	Main	8`2" x 5`2"
Dining Room	Main	7`0" x 7`0"	Kitchen	Main	10`0" x 10`0"
Foyer	Main	7`0" x 7`0"	Walk-In Closet	Main	7`4" x 3`11"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$569

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc: 0413691

Remarks

Pub Rmks: **Just renovated 2 bedroom/2 bathroom, 919 Sqft with underground parking in sought after community of Bridlewood. This East facing top-floor unit features new coastal luxury plank flooring throughout the entire unit for a contemporary feel. The u-shaped kitchen with a double sink and new finishings offers plenty of space for entertaining and storage. You will appreciate the brand-new Bosch dishwasher after your guests leave. The kitchen looks into the spacious living room as well as the dining room, allowing you to be part of the conversation while hosting your guests. After dinner, head out to your generous covered balcony, perfect for relaxing with a desert coffee outdoors. Wind down by relaxing in your large master suite with a walk-in closet and private ensuite. Need a guest room or a home office? The second bedroom is perfect with convenient access to the main bathroom. In-suite laundry and additional utility storage space. Heat , water and electricity included in condo fees. Prime location—walking distance to shopping, amenities and schools. Easy access to Stoney Trail or a short bus ride to the LRT. Don't miss this incredible value in a fantastic location!**

Inclusions: n/a

Property Listed By: Real Estate Professionals Inc.

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









