



GRASSROOTS
REALTY GROUP

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1220, 16320 24 Street SW
Calgary, Alberta

MLS # A2327852



\$285,000

Division:	Bridlewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	988 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 560
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Storage		

Inclusions: TV Mounts, Entryway Mirror, Dining Room Shelf

Nearly 1,000 square feet of well-designed living space awaits you in this bright corner-unit condo in the heart of Bridlewood! Featuring a functional split-bedroom layout with 2 bedrooms, 2 full bathrooms, and 2 parking stalls, this home offers the privacy and flexibility today's buyers are looking for. The open-concept kitchen, dining, and living areas are filled with natural light thanks to the additional windows only a corner-unit can offer. The spacious primary bedroom features a walk-through closet and a private 4-piece ensuite, while the second bedroom and full bathroom are thoughtfully positioned on the opposite side of the home. Laminate flooring, generous in-suite storage, a private balcony with a natural gas hookup, and the convenience of in-suite laundry add to this home's everyday appeal. A rare bonus is the inclusion of 2 parking stalls! One titled underground stall and one assigned surface stall provide flexibility for multi-vehicle households or visiting guests. Enjoy low-maintenance living just minutes from shopping, restaurants, schools, transit, Stoney Trail, Fish Creek Provincial Park, and Spruce Meadows. Offering space, functionality, and exceptional value, this is an excellent opportunity for first-time buyers, downsizers, or investors in one of southwest Calgary's most convenient communities.