



GRASSROOTS
REALTY GROUP

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1403, 16320 24 Street SW
Calgary, Alberta

MLS # A2332410



\$270,000

Division:	Bridlewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	849 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 495
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Laminate Counters		

Inclusions:	None
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This bright, top-floor 2-bedroom, 1-bathroom retreat with 2 parking stalls offers an unbeatable lifestyle, highlighted by a large covered deck perfectly positioned for watching the sun set behind the mountains, plus the ultimate convenience of heated titled underground parking, titled storage for your gear, and a highly coveted second assigned outdoor parking stall. As you step inside, you will love the open, well-lit floor plan that is immediately welcoming and incredibly conducive to gathering and entertaining. The kitchen is fully equipped with beautiful maple cabinetry, offering an abundance of counter and cabinet space, and flows seamlessly into a massive living room that provides more than enough room for hosting friends or unwinding at the end of the day. Unlike many modern condos, this apartment actually features a dedicated dining area, while down the hall, two big bedrooms provide a peaceful space to rest, relax, and recharge, all complemented by the 4-piece bathroom and everyday ease of in-suite laundry. Stepping outside your door, the vibrant community of Bridlewood simply says, "welcome home." You are perfectly located within easy walking distance of excellent local schools, everyday shopping, and lush green spaces, balancing peaceful suburban living with ultimate convenience. Whether you are running errands or commuting, having Stoney Trail just a minute's drive away gives you rapid access to anywhere you need to go in Calgary. This combination of sprawling space, a thoughtful layout, and a prime location is incredibly hard to beat, so we think you will agree.....this property is your place to call home!