

**3211, 16320 24 Street SW**  
**Calgary, Alberta**

**MLS # A2223223**



**\$259,900**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	521 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 337
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks, Storage		

**Inclusions:** n/a

First time home buyers/investor alert. Pet friendly- low condo fees that include HEAT, ELECTRICITY & WATER !!! Clean, cozy & impeccably maintained! This lovely 1 bed/1 bath comes with a TITLED UNDERGROUND PARKING stall. Nicely decorated in neutral tones with new fresh paint. The kitchen offers lots of cabinets for storage & good counterspace for meal prep. This home features an in-suite laundry room and large private balcony and the complex features ample visitor parking. Bridlewood offers unmatched amenities with schools, playgrounds, grocery stores, and restaurants all within walking distance. You'll love the easy access to Stoney Trail, making commutes a breeze. Quick trips to Costco, shopping centers, and Somerset C-Train station, all just minutes away.