



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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1206, 16320 24 Street SW
Calgary, Alberta

MLS # A2230174



\$318,900

Division:	Bridlewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	837 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	Few Trees, Landscaped		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 491
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Elevator, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: All windows covers, Table with Chairs.

Welcome to this charming and spacious 2-bedroom, 2-bathroom apartment on the second floor with a balcony. Set away from the elevator, the apartment ensures a quiet atmosphere, complemented by freshly renovated hallways and lobby in a well-kept building. Inside, there's a stackable washer and dryer for your convenience, a spacious dining area with continuous kitchen with elegant style white cabinets and well-maintained appliances. The open living area features a cozy fireplace and leads to a private, large balcony where you can relax outdoors. The primary bedroom comes with a walkthrough closet and an ensuite four-piece bathroom, offering a nice retreat. The second bedroom is also roomy, featuring a built-in shelving unit in the closet, plus there's an additional four-piece bathroom for guests. This east-facing unit is filled with soft, natural light, creating a warm and inviting feeling that makes coming home a pleasure. A titled heated underground parking for your year-round comfort is a great benefit of this apartment. This lovely condo is located close to all amenities: park, playgrounds, grocery stores, banks, hair salons, restaurants, and both public and private elementary schools nearby, making everyday errands easy. Easy access to Stoney Trail gives you a chance quickly to reach important palaces in the city. Don't miss the chance to live in a vibrant community with everything you need right on your doorstep! Forgot to mention: Another benefit is the decrease in condo fees from July 01, 2025, which includes all utilities.