

\$239,900 - 3302, 16320 24 Street Sw, Calgary

MLS® #A2083677

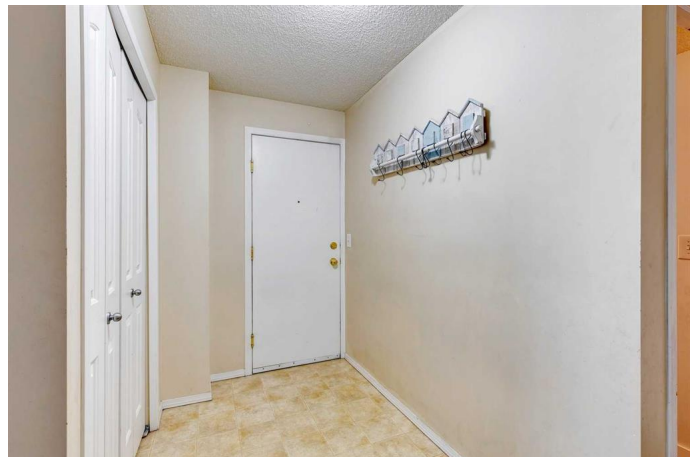
\$239,900

2 Bedroom, 1.00 Bathroom, 741 sqft

Residential on 0.00 Acres

Bridlewood, Calgary, Alberta

Welcome to this incredibly well located 2 bedroom third floor corner unit in Bridlewood! As you enter, you're greeted with a practical foyer equipped with enough storage space to hold all the essentials. The dining area serves as a transitional space, conveniently nestled between the foyer and kitchen and opens to the living room, allowing for a connected atmosphere. The kitchen features a stainless steel fridge and dishwasher, a modest window to usher in some natural light, and a small breakfast bar for those quick morning coffees. The living room provides a sense of space with a sliding door leading to a north-facing balcony and an additional window on the west, ensuring a well-lit environment throughout the day. The primary bedroom, located right across from the bathroom, houses a west-facing window, bringing in the afternoon sunlight. A second, well lit bedroom is situated adjacent to the primary. The four-piece bathroom showcases a unique raised sink with storage drawers below. Furthering the utility of the unit is an in-suite laundry room, providing that much-appreciated convenience and additional storage space. Positioned in the southwest corner of the city, this building stands right next to a bustling shopping area packed with essential amenities. Schools, playgrounds, and even a toboggan hill lie in close proximity. Only a short 5-minute drive to Fish Creek Park and a mere 3 minutes to access Stoney Trail, this location offers the convenience of the urban and the tranquility of



the suburban. And if the immediate vicinity wasn't enough, it's only a 10-minute drive to the extensive Shawnessy shopping hub and the renowned equestrian facility, Spruce Meadows. Additional benefits include a titled parking stall in the secure underground parkade, and condo fees cover electricity, heat, and water. A tenant already in place makes this an ideal investment opportunity, as you won't need to find a new tenant. Don't hesitate, book a showing today!

Built in 2004

Essential Information

MLS® #	A2083677
Price	\$239,900
Sold Price	\$239,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	741
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	3302, 16320 24 Street Sw
Subdivision	Bridlewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 5A1

Amenities

Amenities	Elevator(s), Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1

Parking	Parkade, Stall, Titled, Underground
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Interior

Interior Features	Laminate Counters, Storage
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Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Washer, Window Coverings
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Heating	Baseboard
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Cooling	None
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# of Stories	4
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Exterior

Exterior Features	Barbecue, Courtyard
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Construction	Stone, Vinyl Siding, Wood Frame
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Additional Information

Date Listed	October 6th, 2023
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Date Sold	October 20th, 2023
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Days on Market	14
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Zoning	M-2
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HOA Fees	0.00
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Listing Details

Listing Office	COLDWELL BANKER MOUNTAIN CENTRAL
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