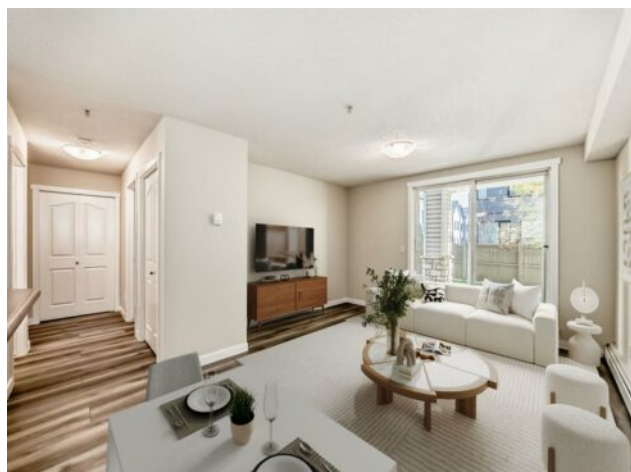


3107, 16320 24 Street SW
Calgary, Alberta

MLS # A2259749



\$229,900

Division:	Bridlewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	534 sq.ft.	Age:	2005 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 284
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Storage		

Inclusions: N/A

****Open House - Sunday October 19, 1:00 pm - 3:00 pm**** Welcome to this beautifully updated 1 bedroom + den, 1 bathroom ground floor condo in the desirable community of Bridlewood, SW Calgary. Perfectly located and move-in ready, this unit is ideal for first-time buyers, downsizers, or investors! Step inside to find brand new luxury vinyl plank flooring, fresh paint throughout (including cabinets, doors and closets), new baseboards, and new light fixtures —all professionally completed to give the space a clean, modern feel. The functional layout includes a kitchen that flows into the dining area and cozy living room, with direct access to your private patio and backyard—just steps away from a playground, making it perfect for families or pet owners. The spacious bedroom is complemented by a versatile den/flex space—ideal for working from home or creating a hobby area. A full 4-piece bathroom and in-unit laundry complete the interior. Enjoy the convenience of an outdoor parking stall located just steps from the main entrance, and take advantage of low condo fees that include ALL utilities (heat, electricity, and water)—a rare find! Located within walking distance to schools, parks, and shopping, and offering easy access to Stoney Trail, this unit offers unbeatable value in a prime location. Don’t miss out—schedule your viewing today!