

# \$318,900 - 1206, 16320 24 Street Sw, Calgary

MLS® #A2230174

**\$318,900**

2 Bedroom, 2.00 Bathroom, 837 sqft

Residential on 0.00 Acres

Bridlewood, Calgary, Alberta

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.

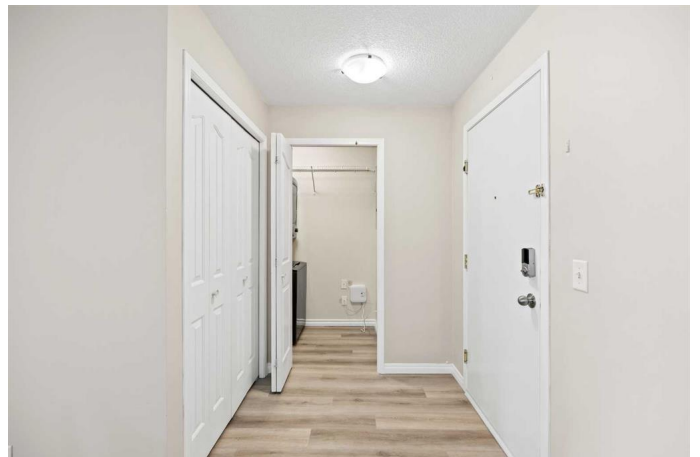
Inside, there's a stackable washer and dryer for your convenience, a spacious dining area with continuous kitchen with elegant style white cabinets and well-maintained appliances. The open living area features a cozy fireplace and leads to a private, large balcony where you can relax outdoors.

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 places 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.

Built in 2004

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2230174          |
| Price          | \$318,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 837               |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 1206, 16320 24 Street Sw |
| Subdivision | Bridlewood               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2Y 4T7                  |

**Amenities**

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Amenities      | Park, Parking, Playground, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                               |
| Parking        | Titled, Underground                                             |
| # of Garages   | 1                                                               |

**Interior**

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Elevator |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                  |
|-----------------|----------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked |
| Heating         | Baseboard, Hot Water, Natural Gas                                                |
| Cooling         | None                                                                             |
| Fireplace       | Yes                                                                              |
| # of Fireplaces | 1                                                                                |
| Fireplaces      | Gas, Living Room, Mantle, Tile                                                   |
| # of Stories    | 4                                                                                |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Lot Description   | Landscaped, Few Trees    |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 49              |
| Zoning         | M-2             |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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