

3223, 16320 24 Street SW
Calgary, Alberta

MLS # A2294455



\$260,000

Division:	Bridlewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	696 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	1
Garage:	Garage Door Opener, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s)	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 415
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator		

Inclusions: N/A

Perfect balance of serenity and value in this impeccably maintained 2-bedroom, 1-bathroom residence in Bridlewood Pointe of View. Ideally situated on the second floor, this unit offers a premium vantage point that most condos lack—a private balcony overlooking a peaceful, mature green space. Say goodbye to parking lot views and hello to a quiet, natural backdrop for your morning coffee. **Bright & Functional Interior** The interior is designed for modern efficiency, featuring a thoughtful layout that maximizes every square foot. **The Living Space:** A bright and inviting living area anchored by a cozy fireplace, creating a perfect atmosphere for Calgary winters and evening relaxation. **The Bedrooms:** Two well-proportioned bedrooms are strategically positioned to provide privacy and versatility—ideal for a small family, a home office setup, or a roommate configuration. **The Extras:** This unit includes titled parking, providing both convenience and long-term equity value. **Investment Security:** A Proactive Corporation One of the most important features of this property is the strength of the building management. The condominium corporation is highly organized and proactive, boasting healthy financials and a clear maintenance strategy. For first-time buyers and savvy investors alike, this provides essential peace of mind that your investment is being protected by a professional and fiscally responsible board. **Established Community Lifestyle** Located in the heart of Bridlewood, you are steps away from everything you need. This established community offers rapid access to: **Shopping & Essentials:** Multiple grocery stores, pharmacies, and retail hubs are just minutes away. **Transit & Commuting:** Excellent public transit options and quick access to major roadways for a seamless commute. **Nature & Recreation:** Surrounded by parks,

pathways, and the essentials of the SW lifestyle. 2 Bedrooms. Fireplace. Titled Parking. Green Space View. Proactive Management. Whether you are looking to enter the market, downsize without compromise, or add a high-quality asset to your rental portfolio, this Bridlewood gem represents an outstanding opportunity. Experience the quiet side of condo living—book your private showing today.