



# 16320 24 Street Calgary Alberta

\$349,900

Welcome to this stunning top-floor end unit, offering 2 bedrooms and 2 bathrooms, perfect for modern living. Enjoy the warmth of a cozy fireplace and the convenience of in-unit laundry. Spanning approximately 1000 sq ft, an open concept living room / dining room and kitchen featuring plenty of storage and counter space with a raised breakfast bar with recently upgraded with top-of-the-line appliances is move-in ready. Electric stove (2024), Refridgerator (2022), Dishwasher (2022). Step out onto the private balcony, complete with a BBQ gas line and an amazing view ideal for outdoor entertaining. You will find a decent size of storage room as soon as you enter the unit. The spacious primary bedroom has dual walk-through closets leading to the private 4-piece ensuite creating a true owner's sanctuary. Parking is a breeze with both underground and surface parking options, along with additional underground storage for all your needs. Condo fees for this unit covers all the utilities - Common Area Maintenance, Electricity, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, See Remarks, Sewer, Snow removal, common area carpet cleaning. The condo management has recently replaced the smoke alarma system with upgraded devices that has Photoelectric smoke detection and Carbon Monoxide detection which increases resident safety and is required now by code for any suites with fireplaces. The sprinkler system also has been upgraded recently. With its prime location and numerous upgrades and exceptionally close to stoney, Fish Creek Park, Costco and C-Train, this home is a perfect blend of comfort and convenience. Don't miss the opportunity to make this exceptional apartment your own! (id:6769)

Primary Bedroom 11.33 Ft x 14.08 Ft  
 Bedroom 9.67 Ft x 10.25 Ft  
 Living room 15.58 Ft x 12.42 Ft  
 Kitchen 11.25 Ft x 9.50 Ft

Dining room 11.58 Ft x 9.50 Ft  
 4pc Bathroom 7.33 Ft x 4.92 Ft  
 4pc Bathroom 52.00 Ft x .00 Ft  
 Other 11.58 Ft x 9.58 Ft

Listing Presented By:



Originally Listed by:  
Confident Realty Inc

**RE/MAX Realty Professionals**

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