

16746 24 Street SW
Calgary, Alberta

MLS # A2218525



\$649,000

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,665 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Stone Counters		

Inclusions: N/A

Perfectly positioned in the quiet, family-friendly community of Bridlewood, this well-maintained two-storey home offers over 1,600 square feet of thoughtfully designed living space and timeless charm. Lovingly cared for by its original owner, the property welcomes you with a double front-attached garage and a maintenance-free yard that makes outdoor upkeep effortless. Inside, you'll find a freshly repainted interior and a bright, open layout ideal for everyday living and entertaining. The upgraded kitchen features granite countertops, stainless steel appliances, rich cabinetry, and a raised breakfast bar that comfortably seats six—perfect for casual meals or hosting guests. The cozy living room is anchored by a gas fireplace and opens to a spacious deck overlooking the private backyard. Upstairs, three generous bedrooms include a spacious primary suite complete with dual sinks in the ensuite for added convenience. A brand new hot water tank and recently serviced furnace and ducts provide peace of mind. The unfinished basement offers endless possibilities for future development. Across the street, a beautiful green space enhances the sense of openness and connection to the outdoors, while quick access to Stoney Trail makes commuting a breeze. This is a rare opportunity to own a well-cared-for home in a prime location—move in and make it your own.