

# \$649,000 - 16746 24 Street Sw, Calgary

MLS® #A2218525

**\$649,000**

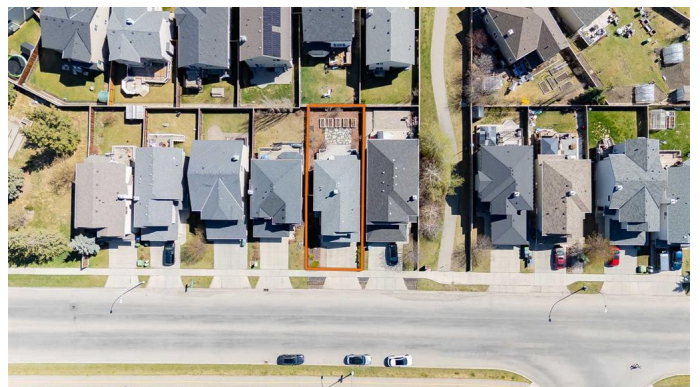
3 Bedroom, 3.00 Bathroom, 1,665 sqft

Residential on 0.09 Acres

Bridlewood, Calgary, Alberta

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.

Built in 2005



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2218525    |
| Price          | \$649,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,665       |
| Acres          | 0.09        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 16746 24 Street Sw |
| Subdivision | Bridlewood         |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2Y 5H8            |

## Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 4                                         |
| Parking        | Concrete Driveway, Double Garage Attached |
| # of Garages   | 2                                         |

## Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Stone Counters   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                                           |
| Cooling           | None                                                                                              |
| Fireplace         | Yes                                                                                               |
| # of Fireplaces   | 1                                                                                                 |
| Fireplaces        | Family Room, Gas, Factory Built                                                                   |
| Has Basement      | Yes                                                                                               |

Basement                      Full, Unfinished

**Exterior**

Exterior Features      Garden, Private Yard  
Lot Description        Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot  
Roof                      Asphalt Shingle  
Construction          Stone, Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              May 8th, 2025  
Days on Market        2  
Zoning                    R-G

**Listing Details**

Listing Office            eXp Realty

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