

4308, 16969 24 Street SW
Calgary, Alberta

MLS # A2339289



\$329,900

Division:	Bridlewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,076 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 704
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Pantry, Vinyl Windows		
Inclusions:	none		

Top-Floor Luxury Condo with South-Facing Views. Welcome to one of the largest units in the building: a beautifully maintained, 1,076 sq. ft. top-floor residence featuring 2 bedrooms plus a versatile den, ideal for a formal dining area or home office. Interior Features & Upgrades. Gourmet Kitchen: Premium white cabinetry with upgraded hardware, sleek stainless steel appliances, a stylish backsplash, deep pot-and-pan drawers, and a raised eating bar. ?Refined Finishes: Durable laminate and ceramic tile flooring throughout the main living areas. ?Primary Suite: Expansive bedroom with a walk-through double closet leading to a 4-piece ensuite, featuring a full-height tile surround bathtub. Second Bedroom & Bath: Generously sized guest room with a spacious double closet, located near the second full bathroom. ?In-Suite Laundry & Storage: Dedicated laundry room equipped with a washer and dryer, plus extra space for pantry storage. ?Outdoor Living & Amenities. South-Facing Balcony: Sun-drenched outdoor space accessible directly from the bright living room—perfect for evening relaxation and outdoor grilling. Parking & Extra Storage: Includes a secure, titled underground parking stall and a separate private storage locker. ?All-Inclusive Condo Fees: Heat, water, and electricity are all covered in your monthly fees. ?Prime Location. Conveniently situated just minutes from local shopping centers, top-rated schools, and major transportation routes for an effortless commute. Don’t miss the chance to own this exceptional top-floor home. Contact us today to schedule your private showing.