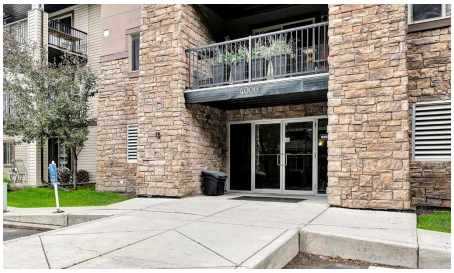
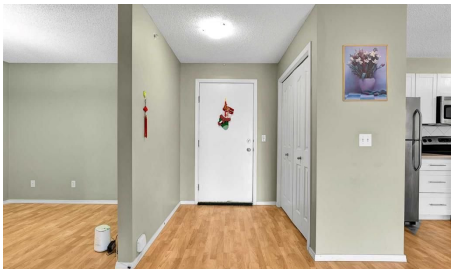
4308 16969 24 Street SW

Calgary | Active | MLS® A2339289

$314,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2008**	**1,076 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by First Place Realty

A closer look

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.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2339289
Bedrooms	2
Bathrooms	2
Year Built	2008
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	Apartment-Single Level Unit
Total Living Area:	1,076 sq. ft.
Main Level Finished Area:	1,076 sq. ft.
Condo Fee:	$704.16
Condo Fee Includes:	Common Area Maintenance, Electricity, Heat, Insurance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Top
Entry Level:	3
Stories Total:	3
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2008 (Age: 18)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	0812470
Heating:	Baseboard, Natural Gas
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Garage Spaces:	1
Parking:	Heated Garage, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Bridlecrest Pointe
Community:	Bridlewood
Amenities:	Elevator(s), Parking, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	none
Restrictions:	None Known
Pets Allowed:	Restrictions
Main Floor	Living Room · 13'1" × 12'2" ·
Main Floor	Kitchen · 11'2" × 9'6" ·
Main Floor	Dining Room · 9'11" × 9'2" ·
Main Floor	Bedroom - Primary · 13'7" × 11' ·
Main Floor	Walk-In Closet · 7'8" × 4'1" ·

Main Floor	Bedroom · 13'1" × 11'1" ·
Main Floor	Laundry · 6'9" × 5'10" ·
Main Floor	Balcony · 11'9" × 6'8" ·
Title to Land:	Fee Simple
Community Features:	Shopping Nearby, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, No Animal Home, No Smoking Home, Pantry, Vinyl Windows
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-1 d75
Listed Date:	Aug 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4308-16969-24-street-sw-calgary-a2339289/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.