

# \$309,900 - 4304, 16969 24 Street Sw, Calgary

MLS® #A2233200

**\$309,900**

2 Bedroom, 1.00 Bathroom, 838 sqft

Residential on 0.00 Acres

Bridlewood, Calgary, Alberta

Welcome to this turnkey top-floor condo in the heart of Bridlewood! Bright and airy, this 2-bed, 1-bath home features an open-concept layout with durable laminate floors throughout, freshly painted neutral walls, and abundant natural light. The modern kitchen shines with granite countertops, crisp white subway-tile backsplash, stainless-steel sink, newer hood fan and dishwasher, and ample cabinet storage. The living/dining area flows seamlessly to a south-facing covered balcony—ideal for morning coffee, evening sunsets, or peaceful treetop views.

In-suite laundry and dedicated storage space mean you won't need an outside locker, while an oversized heated underground stall easily accommodates a truck. All-inclusive condo fees cover heat, electricity, water and sewer for true lock-and-leave convenience. Residents enjoy secure key-fob entry and visitor parking.

Nestled in a family-friendly, amenity-rich neighbourhood, this home is steps from Bridlewood Creek wetland trails, Bridlewood Park playgrounds, and Cardel Recreation Centre. Major transit routes on Shawville Blvd provide easy commuting, while top schools (Bridlewood Elementary and Monsignor J.J. O'Brien Catholic) are close by. Shopping and dining are just minutes away at Shawnessy Shopping Centre and Fish Creek Market.



Perfect for first-time buyers or investors seeking low-maintenance returns, this modern condo combines upgraded finishes, unbeatable value, and a vibrant southeast Calgary lifestyle. Don't miss this rare opportunity—book your private viewing today!

Built in 2008

### Essential Information

MLS® #	A2233200
Price	\$309,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	838
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	4304, 16969 24 Street Sw
Subdivision	Bridlewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y0J7

### Amenities

Amenities	Elevator(s), Parking
Parking Spaces	1
Parking	Guest, Oversized, Parkade, Titled, Underground

### Interior

Interior Features	Ceiling Fan(s)
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Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	3

## Exterior

Exterior Features	Balcony
Roof	Asphalt
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 20th, 2025
Days on Market	3
Zoning	M-1 d75

## Listing Details

Listing Office	eXp Realty
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