

# \$289,900 - 5312, 16969 24 Street Sw, Calgary

MLS® #A2224590

**\$289,900**

2 Bedroom, 1.00 Bathroom, 844 sqft

Residential on 0.90 Acres

Bridlewood, Calgary, Alberta

This beautifully maintained Top-floor condo offers over 800 sq. ft. of comfortable, functional living space—perfect for first-time buyers, downsizers, or investors.

Open-Concept Living, Enjoy a bright and welcoming layout with a large living room that flows into a dedicated dining area and an open kitchen—ideal for everyday living and entertaining. 2 Generously Sized Bedrooms, The primary bedroom comfortably fits a king-sized bed, and the second bedroom is perfect for guests, kids, or a home office.

In-Suite Laundry & Extra Storage, Convenience is key with a full-size washer and dryer and added storage space within the unit.

Large Private Balcony with Scenic Views, Relax and unwind on your spacious balcony, overlooking a green space—a perfect spot for morning coffee or evening downtime.

Exceptional Location in a Family-Friendly Community, Situated in a quiet, well-managed complex within walking distance to Sobeys, schools, parks, restaurants, coffee shops (like Tim Hortons & Starbucks), banks, and more. With quick and easy access to Stoney Trail, and convenient bus stops close by and the LRT only minutes away, commuting and getting around the city is a breeze. Parking stall is conveniently located in front of the main entrance.

Built in 2008

## Essential Information



MLS® #	A2224590
Price	\$289,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	844
Acres	0.90
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	5312, 16969 24 Street Sw
Subdivision	Bridlewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y0J8

### Amenities

Amenities	Elevator(s), Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows, Elevator
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
# of Stories	3

### Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, Many Trees

Construction            Stone, Vinyl Siding, Wood Frame

**Additional Information**

Date Listed            May 28th, 2025  
Days on Market        12  
Zoning                 M-1

**Listing Details**

Listing Office           Real Broker

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