



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**16969 24 Street #5307, Calgary T2Y 0J8**

MLS®#: **A2178349**

Area: **Bridlewood**

Listing Date: **11/09/24**

List Price: **\$319,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2011**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat:

Park Feat: **Assigned,Stall**

Finished Floor Area

Abv Sqft: **990**

Low Sqft:

Ttl Sqft: **990**

DOM

**24**

Layout

Beds: **2 (2 )**

Baths: **2.0 (2 0)**

Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**

Garage Sz:

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Brick,Stone,Vinyl Siding**  
Flooring: **Carpet,Ceramic Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer Stacked**

Int Feat: **No Animal Home,No Smoking Home**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`1" x 7`9"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>6`5" x 7`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`4" x 11`1"</b>	<b>Den</b>	<b>Main</b>	<b>6`0" x 9`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`11" x 14`4"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8`3" x 11`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`2" x 15`7"</b>	<b>Laundry</b>	<b>Main</b>	<b>7`0" x 5`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>18`3" x 11`1"</b>			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$580

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc: 0815753

Remarks

Pub Rmks: **Welcome to this beautifully maintained top-floor unit in the heart of South West Calgary! Located in the quiet quadrant of SW situated near tons of amenities, and convenient access to public transit and major highways, this spacious 2-bedroom, 2-bathroom condo boasts an open layout with impressive natural light, filling the space with a warm and welcoming ambiance. With breathtaking views, you'll enjoy relaxing mornings and cozy evenings in style. This home offers a comfortable and convenient lifestyle, complete with two parking stalls for added convenience. The unit's layout is both functional and stylish, featuring a bright, open kitchen with ample cabinetry and a seamless flow into the living and dining areas. The primary bedroom offers an en-suite bathroom, providing privacy and comfort, while the second bedroom is perfect for guests, family, or as a home office. Both bathrooms are full-sized, and the entire unit has been exceptionally well-maintained, ready for you to move in! Whether you're a first-time buyer or looking for an investment, this top-floor unit with fantastic views and modern conveniences checks all the boxes. Don't miss your chance to make this gem your own - schedule a viewing today!**

Inclusions: NONE  
Property Listed By: eXp Realty

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









5307-16969 24 St SW, Calgary, AB

Main Floor Interior Area 950.43 sq ft



0 3 6 ft

PREPARED: 2024/1/08

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.