

\$729,800 - 204 Christie Park Manor Sw, Calgary

MLS® #A2075448

\$729,800

3 Bedroom, 3.00 Bathroom, 1,375 sqft

Residential on 0.11 Acres

Christie Park, Calgary, Alberta

Simply one of the best locations in the Villas of Christie Park Manor waiting for your personal touch. These semi-detached villa style bungalows with double attached garages backing on the ravine rarely come for sale. Walking in you are greeted with an excellent layout, featuring , dramatic vaulted ceilings, find the den off the front of the home providing good space with a bay window, the kitchen sits between a good-sized dining room for formal dining and breakfast eating area, providing access to a generous deck with stunning views. Adjacent to the kitchen is a generous great room with windows framing the ravine view. The primary bedroom is large with a bay window, great for a couple chairs making it the perfect place to read a great book, a full walk-in closet, a 5pc ensuite with tub, skylight, walk-in shower, and dual sinks. Finish the main level with a second bedroom, a 2-piece bathroom and main floor laundry. The walkout level has in-floor heat and a large recreation room with fireplace, a 3rd good sized bedroom, a 4-piece bath, plenty of storage and walks out directly to ravine giving you a country feel. This property is ready for your personal touches, these are not condominiums, the HOA fee \$220.00 per month includes: Landscaping, tree pruning, lawn maintenance, snow clearance and underground irrigation system. Drive downtown in less than thirty minutes or head to Highway 1 to hit the mountains in even less time. Schools, groceries, rec centers, and



public transportation can all be reached in less than five minutes.

Built in 1989

Essential Information

MLS® #	A2075448
Price	\$729,800
Sold Price	\$715,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,375
Acres	0.11
Year Built	1989
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	204 Christie Park Manor Sw
Subdivision	Christie Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2T6

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings

Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Mantle, Recreation Room
Has Basement	Yes
Basement	Partially Finished, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 8th, 2023
Date Sold	November 3rd, 2023
Days on Market	56
Zoning	R-C2
HOA Fees	220.00
HOA Fees Freq.	MON

Listing Details

Listing Office	RE/MAX REALTY PROFESSIONALS
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