

\$1,155,000 - 6959 Christie Estate Boulevard Sw, Calgary

MLS® #A2083763

\$1,155,000

6 Bedroom, 4.00 Bathroom, 2,612 sqft

Residential on 0.14 Acres

Christie Park, Calgary, Alberta

This stunning house in Christie Park Estates offers a luxurious and comfortable lifestyle in a prime location with its curb appeal and mature trees creating a welcoming first impression. Inside the quality craftsmanship produces a casually elegant home that is beautiful yet functional with close to 3700 SQ FT OF LIVING SPACE. The main level features an open and airy floor plan with upscale finishes, a gourmet kitchen with a gas cooktop, a built-in double oven, granite countertops, a large island, a sunny nook, and a patio for outdoor dining. This area has south-facing windows which create a warm and sunlit environment year-round. The formal dining room and the spacious living space with 10-foot ceilings, a wood-burning fireplace, and elegant oak hardwood floors are ideal for hosting gatherings. The main floor also has a powder room and a mud room with a built-in PET SHOWER. The upper level boasts a spacious primary bedroom which includes an ensuite and a walk-in closet, plus four more bedrooms with an endless amount of natural light. The walk-out basement has a sixth bedroom with an ensuite and a modern newly renovated family room with a gas fireplace and heated floors. The double garage features mezzanine storage in addition to more storage space in the shed. The backyard is private and south facing, surrounded by mature trees and a park-like setting. Newer two high-efficiency furnaces, tankless hot water heater, and new windows on the first and second floors. Enjoy



the cool comfort of central air conditioning throughout the summer. The community offers a beautiful park with tennis courts, access to public transportation, private schools, and convenient shopping nearby. This home is a short walking distance to 69 LRT station and Westside Recreation Center. Just minutes away from Calgary’s top public and private schools such as Earnest Manning High School, Rundle College, Webber Academy, and French International School. This exceptional home is a rare gem that has a unique character, one that you would love to call your own.

Built in 1989

Essential Information

MLS® #	A2083763
Price	\$1,155,000
Sold Price	\$1,100,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,612
Acres	0.14
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	6959 Christie Estate Boulevard Sw
Subdivision	Christie Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2S2

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Tankless Hot Water, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Humidifier, Microwave, Refrigerator
Heating	Central, Fireplace(s), Natural Gas, Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Walk-Out

Exterior

Exterior Features	Barbecue, Dog Run, Garden, Private Yard
Lot Description	City Lot, Lawn, Garden, Landscaped, Treed, Views
Roof	Cedar Shake
Construction	Concrete, Mixed, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 4th, 2023
Date Sold	November 18th, 2023
Days on Market	45
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	GRAND REALTY
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