

\$675,000 - 22 Christie Gardens Sw, Calgary

MLS® #A2103057

\$675,000

3 Bedroom, 3.00 Bathroom, 1,533 sqft

Residential on 0.00 Acres

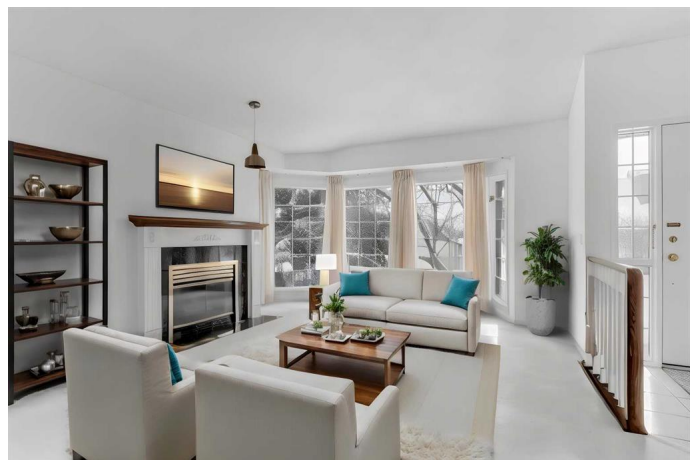
Christie Park, Calgary, Alberta

Spacious END UNIT BUNGLOW villa. With 3 BEDROOMS, 3 full BATHROOMS, a WALKOUT BASEMENT, over 2350 SQ.FT. of finished LIVING SPACE, and an ATTACHED DOUBLE GARAGE. The property is surrounded by established trees providing interest and privacy.

â€¢ Freshly painted, the interior is light and bright. Featuring VAULTED CEILINGS throughout the main floor, and a central skylight above the stairs. The open-plan living space features a living room with large bay window and gas fireplace, a formal dining room, entry area, and coat closet. The separate kitchen is a great size and has a casual dining area, with patio doors leading out to a large balcony with views to Nose Hill Park.

â€¢ The main floor master bedroom has a spacious ensuite bathroom with JACUZZI TUB and separate shower. There is a 2nd bedroom also on this floor and is currently used as an office; and a convenient 4-piece bathroom is located just across from that. There is also a main floor laundry room with laundry sink, cabinets, and a storage closet.

â€¢ The central staircase leads down to the walk-out basement. There you will find a good-sized wet bar, a large open plan living area with a tray ceiling and feature wall detailing, and patio doors that lead out to a private paved patio. In addition you will find a nook area, the 3rd bedroom, and a 4-piece bathroom. Plus there is a large unfinished



room, with painted floor, which is currently used for storage but could be used as a gym, or craft/hobby room- whatever you need!

â€¢ There is a double attached garage, large enough to fit a truck, with vaulted ceiling which could provide additional storage options for canoes, bikes etc.

â€¢ All POLY-B REPLACED.

â€¢ This property is very desirable for those looking for a maintenance free lifestyle- but still wanting a substantial interior living space.

There are no age restrictions in the complex making it great for everyone.

â€¢ Christie Gardens is a PET-FRIENDLY complex and is such a convenient location with quick access to transit, shopping, dining, and entertainment. Just a few minutes walk to Sirocco LRT station, and Sunterra at West Market Square. Walking/biking pathways are on your doorstep. Plus, there is easy access to Sarcee, Glenmore, and Stoney Trails to get around and out of the City quickly.

â€¢ Make this your right move!

Built in 1992

Essential Information

MLS® #	A2103057
Price	\$675,000
Sold Price	\$659,750
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,533
Acres	0.00
Year Built	1992
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	22 Christie Gardens Sw
Subdivision	Christie Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3B5

Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Central Vacuum, Jetted Tub, Skylight(s), Vaulted Ceiling(s), Wet Bar
Appliances	Dishwasher, Dryer, Electric Range, Garburator, Microwave, Range Hood, Refrigerator, Washer
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Entrance
Lot Description	Treed
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	January 22nd, 2024
Date Sold	March 1st, 2024
Days on Market	37
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office 2% Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.