

\$795,000 - 89, 99 Christie Point, Calgary

MLS® #A2110081

\$795,000

3 Bedroom, 3.00 Bathroom, 1,188 sqft

Residential on 0.10 Acres

Christie Park, Calgary, Alberta

Welcome to your dream home. A beautifully renovated villa condo overlooking Rocky Mountain, Bright and open, with 2 fireplaces, air conditioned, walk-out basement with a patio in the prestigious Christie Pointe Estates. A truly convenient location, 10 minutes to Downtown, 4 minutes to Aspen Landing Shopping Centre. South facing living area receives ample natural lights. Balcony with motorized electric awning. Main floor features a spacious entry area. The kitchen is modern and well appointed, whether you're hosting a dinner party or enjoying a casual meal with family, this kitchen is sure to impress. Formal dining area & living space all well designed. The living & dining room areas are accented by a gas mantle fireplace and beautiful vaulted ceilings. Primary retreat on the main level plus 2 more bedrooms on the walkout level. The bright kitchen features a breakfast nook with front window, stainless steel appliances including built-in wall oven. Balcony door opens to a large south facing rear deck overlooking your south backyard. Primary bedroom offers a large 4 pc ensuite bathroom, featuring a spacious walk-in closet and a spa-like ensuite complete with a soaking tub and separate shower, this is the perfect space to unwind after a long day. Main floor laundry room is conveniently located near the primary bedroom. The fully finished walkout basement adds plenty of additional living space with a family room, second gas fireplace, 4 pc bathroom. Lots of storage. Walkout to your



private rear patio and yard. Attached double garage with epoxy flooring & central vacuum system for easy cleaning. All plumbing was recently replaced to remove ALL Poly-B, and all new windows fitted in 2020. Windows have been treated with UV protectors to reduce UV damages to furniture. Front flower pots were completed last fall. This home is just minutes away from top-rated schools, parks, shopping, dining, and entertainment options. With easy access to major highways and public transportation, commuting is a breeze. This property won't disappoint. It is a must see. Call your favorite realtor today.

Built in 1996

Essential Information

MLS® #	A2110081
Price	\$795,000
Sold Price	\$800,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,188
Acres	0.10
Year Built	1996
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	89, 99 Christie Point
Subdivision	Christie Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3K8

Amenities

Amenities	Snow Removal
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Oven, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Awning(s), Balcony
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 24th, 2024
Date Sold	May 11th, 2024
Days on Market	77
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	First Place Realty
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