

\$1,259,000 - 103 Christie Park View Sw, Calgary

MLS® #A2119772

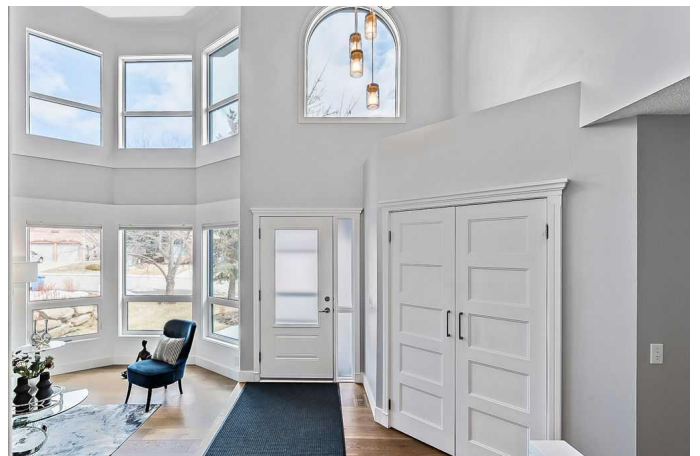
\$1,259,000

4 Bedroom, 4.00 Bathroom, 2,608 sqft

Residential on 0.18 Acres

Christie Park, Calgary, Alberta

Open House: Sat, April 6, 11am - 1 pm |
SUN-FILLED & SPACIOUS IN PRESTIGIOUS
CHRISTIE PARK ESTATES | Bright and
spacious, this move-in ready West Hill home is
in search of it's new family! You will love the
beautiful engineered oak floors, soft neutral
tones throughout and the stunning central
staircase - all setting a timeless and
transitional tone. Massive floor-to-ceiling
windows let the sunshine fill the formal living
and dining space with warmth and light,
making it a cozy and welcoming area. The
connected and private family space offers a
large and functional kitchen, inviting sunken
family room and a spacious breakfast area -
perfect for daily life and for enjoying the leafy
and tranquil views. Classic white shaker
cabinetry throughout the main floor provides
the storage that every busy family needs to
stay organized. There is also a den with french
doors, a functional mudroom/laundry room and
the 2PC guest bathroom. Upstairs, the primary
bedroom has a walk-in closet and renovated
5PC ensuite with a freestanding tub and tiled
walk-in shower. The 2nd/3rd bedrooms are
spacious and bright, and share the 4PC bath
with another skylight. The newly redeveloped
basement offers a large and flexible recreation
space, plenty of storage, and the 4th Bedroom
with ensuite bathroom; perfect for guests,
live-in Nanny or teenagers alike. Walkable to
the area's top schools (both private and
public), the West LRT, Westside Recreation
Centre and Sunterra Market; this is the perfect



location on the Hill! Noteworthy curb appeal with the gorgeous Stucco/Stone Exterior and custom Garage Door. There are also 2-newer High Efficiency Furnaces, a Storage Shed, Central A/C, U/G Irrigation and all easy-care vinyl windows throughout. This is a rare opportunity for a renovated family home in this popular and executive community... book your look TODAY!

Built in 1991

Essential Information

MLS® #	A2119772
Price	\$1,259,000
Sold Price	\$1,270,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,608
Acres	0.18
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	103 Christie Park View Sw
Subdivision	Christie Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2Y7

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Double Vanity, No Smoking Home, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Fruit Trees/Shrub(s), Interior Lot, Landscaped, Rectangular Lot
Roof	Cedar Shake
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 7th, 2024
Days on Market	3
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Charles
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