

\$725,000 - 52 Christie Park Terrace Sw, Calgary

MLS® #A2120548

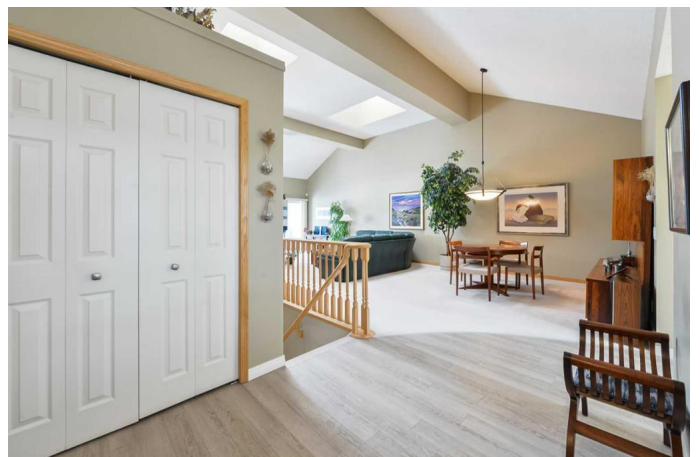
\$725,000

2 Bedroom, 2.00 Bathroom, 1,634 sqft

Residential on 0.06 Acres

Christie Park, Calgary, Alberta

NO AGE RESTRICTIONS - BACKING DIRECTLY ONTO RAVINE! This villa-style bungalow impresses from the moment you swing open the front door, with an architecturally stunning vaulted ceiling including massive beams, a dormer window and two huge (newer) skylights. Lovingly maintained throughout since new with numerous improvements, including LVP flooring at the entrance and into the kitchen, with all newer high-end appliances and a super sunny nook area. Both bathrooms are renovated, including the ensuite with an oversized shower (10mm glass), a tall, modern vanity with two sinks, and heated floors. Two large bedrooms on the main floor, including a very spacious primary. Also, main floor laundry. The basement has a large open developed area (made possible with a steel beam) and two large undeveloped areas. The location is amazing, backing directly onto the ravine between Christie Park and Strathcona Park, offering incredible privacy, Enjoy the view, including frequent wildlife sightings, from the large deck, featuring glass all around to cut down on the wind. A short stroll to Sirocco LRT Station and shopping at West Market Square, including Sunterra Market, Starbucks, restaurants, medical services, etc. Enjoy the lifestyle offered in this well-managed complex. If you are looking in this market segment, this is a wonderful opportunity to own a villa with this rare combination of location, quality, and value. Note: Pets are allowed with board



approval.

Built in 1992

Essential Information

MLS® #	A2120548
Price	\$725,000
Sold Price	\$725,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,634
Acres	0.06
Year Built	1992
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	52 Christie Park Terrace Sw
Subdivision	Christie Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3B4

Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Double Vanity, High Ceilings, See Remarks, Skylight(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Cooktop, Electric Oven, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, See Through, Three-Sided
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space
Roof	Clay Tile
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2024
Date Sold	April 16th, 2024
Days on Market	5
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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