

\$1,095,000 - 148 Christie Park View Sw, Calgary

MLS® #A2124473

\$1,095,000

5 Bedroom, 3.00 Bathroom, 1,666 sqft

Residential on 0.15 Acres

Christie Park, Calgary, Alberta

Welcome to this beautiful 3406 square foot developed 5 bedroom walk-out bungalow in an ideal location in the prestigious community of Christie Park, boasting a brick exterior and offering a harmonious blend of classic elegance and modern amenities. Entering this delightful home, you are greeted by a spacious living and dining room providing a warm and inviting atmosphere with its vaulted ceiling - ideal for gatherings and entertaining. The thoughtful layout of this home leads you to the open kitchen and a generously sized second dining / nook area featuring a coffee bar with beverage fridge and showcases the cathedral ceiling and full height and width windows that bathe this area in natural light. The gourmet chef's kitchen is a culinary enthusiast's dream boasting an abundance of quality cabinetry, granite countertops, and high-quality stainless appliances. It's a space where every meal becomes a masterpiece. That's just the beginning. Step through the exterior door and you'll discover the pièce de résistance: a massive upper balcony complete with an oversized outdoor gas fireplace. This outdoor oasis is the perfect setting for enjoying Calgary's sunny days and cozy evenings with family and friends. On the main level, you'll find two great sized bedrooms, with the primary bedroom featuring a double door entry, a spacious walk-in closet and updated bathroom, ensuring your comfort and privacy. Additionally, an updated laundry room / mudroom on this floor leads to the oversized



double garage, providing both convenience and functionality. Descend to the walk-out basement, where you'll find a wealth of space and possibilities. A huge rec room with a gas fireplace is ready to host game nights or movie marathons, and the adjacent media room is ideal for those seeking a private gym or home theatre. Need a dedicated workspace? There's an office that's soundproofed, perfect for a recording studio or for aspiring musicians. The basement also offers three additional spacious bedrooms, where one currently is used as an exceptional office - this floor plan ensures that there is room for everyone, as well as a spacious storage room to keep your belongings organized. Another 4-piece bathroom adds to the comfort and convenience of this level. This Christie Park bungalow is not just a home; it's a lifestyle. With its spacious living areas, outdoor retreat, and versatile basement, it's a place where you can truly live, work, and play. Don't miss your opportunity to call this exceptional residence yours. This location is moments away from major roadways, transit including the LRT, shopping, restaurants, recreation facilities, some of Calgary's top schools and loads of parks, playgrounds and pathways. Walkout bungalows in an exceptional location do not come available very often. Note: new 35 year asphalt shingle roof installed in Dec/2023.

Built in 1992

Essential Information

MLS® #	A2124473
Price	\$1,095,000
Sold Price	\$1,024,500
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,666

Acres	0.15
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	148 Christie Park View Sw
Subdivision	Christie Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2Z5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Oversized

Interior

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Wine Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Landscaped, Private, Treed
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 22nd, 2024
Date Sold	June 7th, 2024
Days on Market	46
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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