

\$1,450,000 - 102 Christie Park View Sw, Calgary

MLS® #A2130759

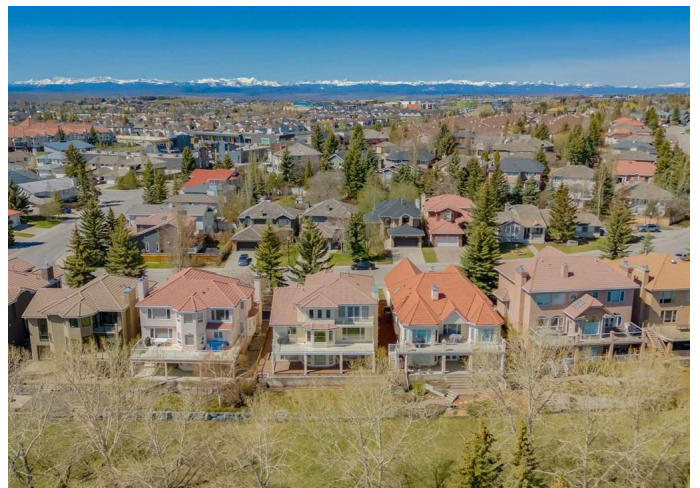
\$1,450,000

5 Bedroom, 4.00 Bathroom, 2,805 sqft

Residential on 0.13 Acres

Christie Park, Calgary, Alberta

An incredible rare opportunity awaits with this exquisite residence, nestled in the sought-after enclave of Christie Park. Situated on a prestigious street backing onto green space, this home offers a breathtaking views of the Downtown City Skyline. Boasting over 2800 square feet above grade, this executive home exudes timeless design and impeccable craftsmanship. Upon entering, you'll be greeted by an inviting foyer that leads to sophisticated living spaces adorned with vaulted ceilings, spindle railings, and a curved staircase. The main floor features a formal vaulted living room, a gracious dining room, a well-appointed kitchen, a cozy breakfast nook, and a comfortable living room, perfect for relaxing evenings by the fireplace. Additionally, there's a versatile bedroom that could serve as an office, a powder room for guests, and a convenient laundry room with garage access. Ascend to the upper level where luxury meets tranquility in the spacious master bedroom suite. Step out onto the private sundeck and soak in the stunning city views. The ensuite bathroom offers a jetted tub, a separate walk-in shower, and a generous walk-in closet. Two more bedrooms and a four-piece bathroom complete the upper level. The fully developed walkout basement is an entertainer's dream, featuring a guest bedroom, a three-piece bathroom, a den/office, a games area, and a cozy media/family room with a gas fireplace. With ample storage space and in-floor heating, this



lower level offers both comfort and functionality. Outside, meticulous landscaping provides a serene retreat for outdoor dining and entertaining on the maintenance-free sun decks. This home showcases pride of ownership and is meticulously maintained throughout. Notable features/updates include Poly-B replaced, 2 furnaces, Air Conditioning, updated Moen faucets, updated sinks/toilets, in floor heat in basement and composite decking/stairs. Located on one of the most desirable streets in Christie Park and Southwest Calgary, this residence offers close proximity to many top rated schools, shopping, tennis courts, train station and all other amenities. Families will appreciate the nearby Westside Recreation Centre and central location for children's activities. Don't miss this rare opportunity to embrace luxurious living with unparalleled views in one of Calgary's most coveted neighbourhoods. Click the media icon for the video and schedule your private showing today!

Built in 1991

Essential Information

MLS® #	A2130759
Price	\$1,450,000
Sold Price	\$1,372,500
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,805
Acres	0.13
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	102 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, Oversized

Interior

Interior Features	Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Landscaped, Rectangular Lot, See Remarks, Views
Roof	Tile
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 14th, 2024
Date Sold	July 1st, 2024
Days on Market	48
Zoning	R-C1
HOA Fees	0.00

Listing Details

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