

# \$600,000 - 4 Christie Gardens Sw, Calgary

MLS® #A2264204

**\$600,000**

3 Bedroom, 3.00 Bathroom, 1,417 sqft

Residential on 0.00 Acres

Christie Park, Calgary, Alberta

Welcome to this 3 bedroom and 2.5 bath END UNIT bungalow style VILLA with double attached garage located in the desirable Christie Gardens complex! With a total of over 2600 ft<sup>2</sup> of living space, this property offers a private and quiet location at the end of the cul de sac with mature trees surrounding it. Open main floor plan with vaulted ceilings and large centre skylight floods the living area with natural light! Main floor has 2 bedrooms plus an office/den with built in desk and shelves. Spacious primary bedroom features a 5 piece ensuite bath with air jetted tub and separate shower, plus large closet. Main floor also features a second bedroom. Spacious white kitchen with breakfast nook opens onto sunny, SW exposed back deck surrounded by trees for privacy. Fully developed basement includes large rec room with built in shelving, 3rd bedroom (note: window is not egress size), full bath, laundry and plenty of storage. One of the storage rooms could be used as a wine cellar with built in sink and shelves, plus a cold room attached. Great location within walking distance of the Sirocco LRT station, West Market Square, Sunterra Market, and featuring many walking/biking trails just minutes away. Great access to schools, shopping, downtown and west to Kananaskis, Banff and the Rocky mountains. This home offers an easy "lock and leave" lifestyle at an unbeatable value!

Built in 1992



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2264204      |
| Price          | \$600,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,417         |
| Acres          | 0.00          |
| Year Built     | 1992          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 4 Christie Gardens Sw |
| Subdivision | Christie Park         |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3H 3B5               |

## Amenities

|                |                                                                                             |
|----------------|---------------------------------------------------------------------------------------------|
| Amenities      | None                                                                                        |
| Parking Spaces | 2                                                                                           |
| Parking        | Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Heated Garage, Insulated |
| # of Garages   | 2                                                                                           |

## Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Jetted Tub, Laminate Counters, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Sump Pump(s) |
| Appliances        | Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer                                       |
| Heating           | Forced Air, Natural Gas, Mid Efficiency                                                                   |
| Cooling           | None                                                                                                      |
| Fireplace         | Yes                                                                                                       |
| # of Fireplaces   | 1                                                                                                         |
| Fireplaces        | Gas, Living Room, Mantle, Tile                                                                            |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | Balcony                                        |
| Lot Description   | Back Yard, Cul-De-Sac, Landscaped, Lawn, Treed |
| Roof              | Asphalt Shingle                                |
| Construction      | Stucco, Wood Frame                             |
| Foundation        | Poured Concrete                                |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 15                 |
| Zoning         | DC (pre 1P2007)    |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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