# \$449,900 - 211 Christie Park Mews Sw, Calgary

MLS® #A2230017

### \$449,900

3 Bedroom, 3.00 Bathroom, 1,235 sqft Residential on 0.00 Acres

Christie Park, Calgary, Alberta

Located in a prime location of Christie Park, this 3 bedroom end unit Townhome has a fully finished walk-out basement, 2 1/2 baths and is just a 5 minute walk to the C-Train Station and Sunterra Market that features fantastic shopping, restaurants and a mere 10 Minute drive to downtown! The main floor features vinyl plank flooring with carpet upstairs and in the basement. The large living room features a gas fireplace, bay window along with enough room for a separate dining area if preferred. The kitchen features stainless steel appliances, re-finished cabinets, eating area and access to a sunny south facing balcony with composite decking. The main level also features a half bathroom and convenient location for the high efficiency washer and dryer. Upstairs you will find a spacious master bedroom with large closet, 4-piece bathroom and 2 good sized additional bedrooms. The finished walkout basement has a large, open rec-room, with plenty of storage and a 3-piece bathroom. There are many upgrades in this home including triple pane windows upstairs and on the main floor, a water softener and water filtration system. This property is a must see…..CALL TODAY TO VIEW!

Built in 1994

#### **Essential Information**

MLS® # A2230017 Price \$449,900







Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,235

Acres 0.00

Year Built 1994

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey

Status Active

# **Community Information**

Address 211 Christie Park Mews Sw

Subdivision Christie Park

City Calgary
County Calgary
Province Alberta
Postal Code T3H 3H2

#### **Amenities**

Amenities None

Parking Spaces 1

Parking Assigned, Stall

#### Interior

Interior Features No Smoking Home, Storage, Vinyl Windows

Appliances Refrigerator, Dryer, Electric Stove, Microwave Hood Fan, Washer,

Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Mantle, Tile

Has Basement Yes

Basement Finished, Full, Walk-Out

#### **Exterior**

Exterior Features Balcony

Lot Description Back Yard

Roof Asphalt

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed June 12th, 2025

Days on Market 132

Zoning DC (pre 1P2007)

# **Listing Details**

Listing Office CIR Realty

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