

# \$439,900 - 2, 5616 14 Avenue Sw, Calgary

MLS® #A2230163

**\$439,900**

2 Bedroom, 2.00 Bathroom, 1,062 sqft

Residential on 0.00 Acres

Christie Park, Calgary, Alberta

Welcome to this stunning corner unit, bungalow-style townhouse offering 1,062 sq ft of thoughtfully designed living space. With 2 bedrooms and 2 bathrooms, this home delivers exceptional value for those seeking the best of Westside living. Step into the bright, open-concept living area, where soaring vaulted ceilings, large windows, and rich hardwood floors create a warm and inviting atmosphere. A cozy gas fireplace with custom built-in shelving anchors the space, perfect for relaxing or entertaining. The kitchen is both stylish and functional, featuring white cabinetry with under-cabinet lighting, a corner pantry, and a convenient counter ideal for casual dining, along with a designated dining area with built in bench with custom cushions for more formal meals. Enjoy outdoor living on the sunny, south-facing balcony—surrounded by mature trees and with no direct-facing neighbors, it’s a peaceful retreat year-round. The spacious primary bedroom is a true sanctuary, complete with vaulted ceilings, a generous walk-in closet, second closet, and a 4-piece ensuite. A second bedroom with plenty of space and a built in reading/relaxing nook with custom cushion, a versatile loft (ideal as a home office, reading nook, or mancave), laundry, and an additional 3-piece bathroom round out the interior. Additional features include an attached garage with ample room for bikes and extra storage—an invaluable perk during the winter months. Ideally located within walking distance



to the Sirocco LRT station, West Market Square (home to Sunterra Market, many restaurants and Starbucks), Westside Recreation Centre, Strathcona Ravine, parks, and green spaces. Quick access to major roadways makes commuting a breeze. Pet-friendly (with Board approval). Donâ€™t miss this opportunity to live in one of Calgaryâ€™s most sought-after communities! Call today to book your private showing!

Built in 1997

**Essential Information**

MLS® #	A2230163
Price	\$439,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,062
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

**Community Information**

Address	2, 5616 14 Avenue Sw
Subdivision	Christie Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3P9

**Amenities**

Amenities	Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached

# of Garages 1

## Interior

Interior Features Closet Organizers, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Bookcases, Built-in Features

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

Heating In Floor

Cooling Window Unit(s)

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Basement None

## Exterior

Exterior Features Balcony, Private Entrance

Lot Description Low Maintenance Landscape

Roof Clay Tile

Construction Stucco, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed June 20th, 2025

Days on Market 7

Zoning DC (pre 1P2007)

## Listing Details

Listing Office Century 21 Bamber Realty LTD.

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