

# \$1,269,000 - 191 Christie Knoll Heights Sw, Calgary

MLS® #A2257567

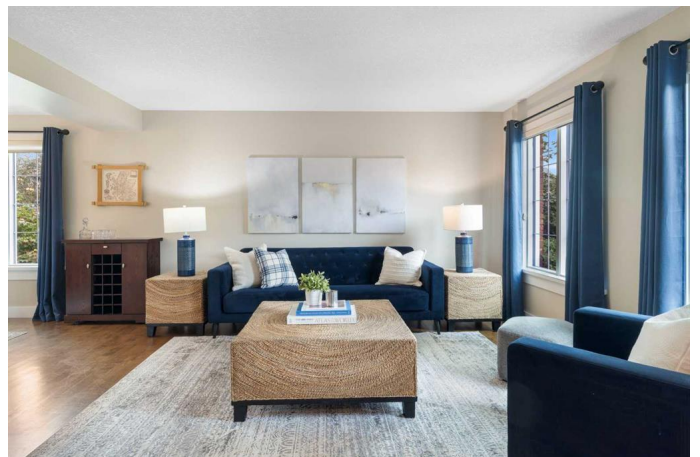
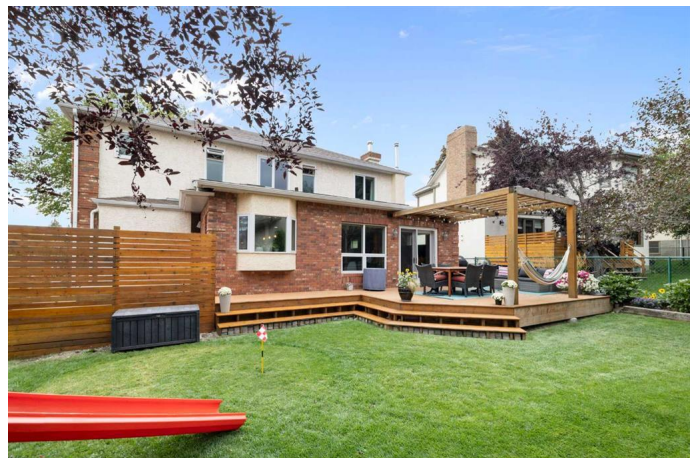
**\$1,269,000**

5 Bedroom, 4.00 Bathroom, 2,562 sqft

Residential on 0.16 Acres

Christie Park, Calgary, Alberta

Imagine your drive home past timeless brick homes, quiet streets, and vibrant floral medians, welcoming you everyday to Christie Park. Tucked into the community is 191 Christie Knoll Heights. Perched on a large corner lot, this estate home holds 5+1 bedrooms and 3.5 baths, and an entertainer's dream backyard featuring a pergola, putting green, treehouse, and sunken hot tub. The oversized double garage (new door 2025) leads to a European-inspired entry and spacious foyer. The living room is filled with sun from a wall of south windows. Open to the formal dining room, you can see pre and post dinner conversations flowing comfortably between the two. Moving to the kitchen, you can appreciate the size of this open gathering space. The stainless steel appliances, window over the sink watching the backyard, skylights, and walk-in pantry make this space a blend of function and sophistication. The vaulted breakfast nook and wood-burning fireplace create cozy gathering spaces, while upstairs offers a bright landing for your at-home office with built-ins, two large bedrooms, and a laundry shoot in the second linen closet. The Primary bedroom is an expansive retreat of its own complete with blackout blinds, a walk-in closet, dual vanities, soaker jetted tub, and tiled shower. The lower level with LVP flooring boasts two more bedrooms, a flex room, wet bar, and expansive rec area. Mechanicals include dual-zone furnaces, two AC units, water softener, and Poly-B complete



replacement with PEX. The home is equipped with Hunter Douglas blinds throughout, workshop in the utility room, new carpet up (2017) and down (2021) and freshly cleaned (before listing), triple pane windows, and a dog run on the west side of the property. Christie Park is one of SW Calgary's most desirable communities with top rated schools nearby, tennis courts and walking paths, quick access to Sarcee Trail, Westhills Shopping Centre, and Stoney Trail for easy commuting. Come see this estate home for yourself.

Built in 1989

### Essential Information

MLS® #	A2257567
Price	\$1,269,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,562
Acres	0.16
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	191 Christie Knoll Heights Sw
Subdivision	Christie Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2R6

### Amenities

Parking Spaces	4
----------------	---

Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Insulated, Oversized
# of Garages	2

## Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wood Counters
Appliances	Bar Fridge, Dishwasher, Double Oven, Dryer, Freezer, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Gas Starter, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Dog Run, Garden, Lighting, Playground, Private Yard, Storage
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete, Wood

## Additional Information

Date Listed	September 16th, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	Sotheby's International Realty Canada
----------------	---------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.