

\$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 ft² 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	21
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	RE/MAX House of Real Estate
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