

# \$1,050,000 - 136 Christie Park Manor Sw, Calgary

MLS® #A2212686

**\$1,050,000**

4 Bedroom, 4.00 Bathroom, 2,515 sqft

Residential on 0.10 Acres

Christie Park, Calgary, Alberta

This is your opportunity to own a wonderful home in the highly desirable community of Christie Park. Perfectly located, this property backs onto a children's park and a scenic bike pathway system, offering privacy, green space, and outdoor enjoyment right from your backyard. It's also just a five-minute walk to the LRT station, making commuting easy and convenient. With four large bedrooms and four bathrooms, this home is ideal for a growing or multigenerational family.

Step inside to a bright, open floor plan with expansive windows that flood the space with natural sunlight. The grand entryway features in-floor heating, while beautiful hardwood flooring through the living room and dining room and up the stairs. The spacious family room is warm and inviting, centered around a charming wood-burning fireplace and showcasing a full wall of windows that offer lovely views of the park and green space. Elegant French doors lead to a formal dining area that can also serve as a flexible living space.

The large kitchen is a chef's delight, complete with stainless steel appliances, including gas cooktop & plenty of cupboard and counter space, and an adjoining breakfast nook with patio doors that open to a generous deck featuring a gas BBQ line and peaceful views. An updated main floor half bath and access to the double attached garage add



extra convenience.

Upstairs, you'll find three generously sized bedrooms. The primary suite overlooks the park and includes a beautifully renovated en suite with a soaker tub, walk-in shower with bench, and double sinks. The second bedroom features vaulted ceilings and large windows, while the oversized third bedroom offers enough space to comfortably accommodate two children.

The fully finished walkout basement is a fantastic bonus, featuring a fourth bedroom, a full bathroom with shower, a kitchenette, and an open office area. A bright, spacious family room with a gas fireplace and built-in shelving opens to the rear covered patio. The lower level also includes a laundry room with plenty of storage space.

Close to schools, shops, restaurants, and all amenities, this home truly has it all. Don't miss your chance to live in this exceptional Christie Park location!

Built in 1990

### **Essential Information**

MLS® #	A2212686
Price	\$1,050,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,515
Acres	0.10
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

### Community Information

Address 136 Christie Park Manor Sw  
Subdivision Christie Park  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3H 2T6

### Amenities

Parking Spaces 4  
Parking Concrete Driveway, Double C  
# of Garages 2

### Interior

Interior Features Double Vanity, French Do  
Storage, Wet Bar  
Appliances Dishwasher, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer,  
Oven  
Heating Central, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Gas, Living Room, Wood Burning, Family Room  
Has Basement Yes  
Basement Finished, Full, Walk-Out

### Exterior

Exterior Features Balcony, BBQ gas line, Playground  
Lot Description Back Yard, Backs on to Park/Green Space, Landscaped, Fruit  
Trees/Shrub(s), Greenbelt  
Roof Asphalt Shingle  
Construction Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed April 17th, 2025  
Days on Market 4  
Zoning R-CG



## Listing Details

Listing Office

Seller Direct Real Estate

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