

# \$749,900 - 76 Christie Gardens Sw, Calgary

MLS® #A2213269

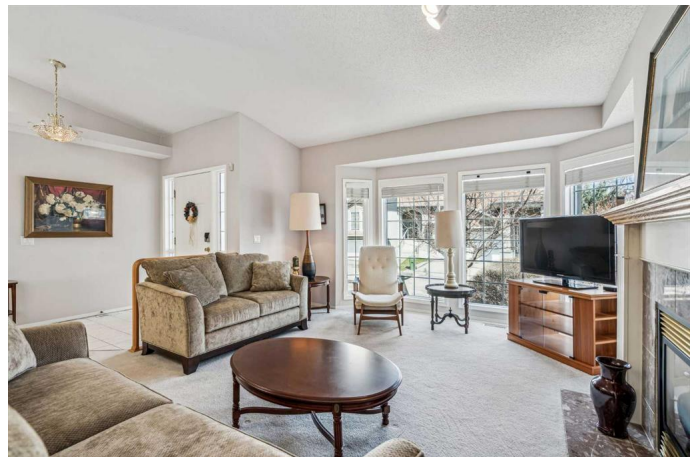
**\$749,900**

3 Bedroom, 3.00 Bathroom, 1,535 sqft

Residential on 0.00 Acres

Christie Park, Calgary, Alberta

Welcome to this 3 bedroom bungalow villa with over 2800 sq feet of living space, a walk out basement, and an attached double garage. Located in one of the best and quietest locations in the Christie Gardens community, this property offers a private and peaceful location, with mature trees surrounding the private back yard, patio, and upper level deck. The main floor of the home is bright and spacious with an open living area featuring vaulted ceilings and skylight. The living room is open to the adjacent formal dining area, a perfect space for entertaining family and friends. The kitchen features a breakfast nook that walks out onto a sunny SW facing deck. The primary bedroom has a large ensuite and walk in closet. The main floor also has the second bedroom, which could also be used as a home office/den. Completing the main level is another half bath and laundry. Down the central staircase, you'll find the immense family room and recreation area opening on to the patio and sunny back yard. This level has a third bedroom, another full bathroom, as well as a den. There is also a large unfinished room that is currently used for storage, but could easily be converted to a gym or craft room. The attached double garage with high ceiling has plenty of room for storing bikes and sporting equipment. This home offers a maintenance free lifestyle without any compromise of living space. There are no age restrictions in the complex, and it is pet friendly (with approval). This home is conveniently



located close to great schools, transit, and all amenities including the numerous shops and restaurants at West Market Square. It is a short walk from the Sirocco LRT station, as well as to the walking/biking pathways just minutes from the front door. This home offers an easy lifestyle and unbeatable value!

Built in 1992

### Essential Information

MLS® #	A2213269
Price	\$749,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,535
Acres	0.00
Year Built	1992
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	76 Christie Gardens Sw
Subdivision	Christie Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3B5

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	May 16th, 2025
Days on Market	98
Zoning	DC

## Listing Details

Listing Office	Engel & Völkers Calgary
----------------	-------------------------

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.