

# \$850,000 - 200 Christie Park Manor Sw, Calgary

MLS® #A2212345

## \$850,000

3 Bedroom, 3.00 Bathroom, 1,450 sqft

Residential on 0.10 Acres

Christie Park, Calgary, Alberta

**\*OPEN HOUSE\*** Saturday April 19th from 1-330pm. Nestled on a quiet cul-de-sac and backing directly onto a tranquil ravine with walking paths, mature trees, and regular visits from deer and birds, this beautifully updated bungalow villa offers peaceful verdant views and a lifestyle of ease. Units rarely come available in this low maintenance, sought-after pocket of Christie Park. Enjoy one-level living with hardwood floors throughout the main floor, a quiet front den for working from home, and a formal dining room perfect for family celebrations. The vaulted living room connects with the renovated kitchen outfitted with granite counters, wood cabinetry, an island with seating, and an induction range - allowing you to stay part of the conversation while preparing meals. From the kitchen, step out onto your private balcony and take in the serene vista where the uninterrupted views of the lush landscape create a true sense of escape. The primary bedroom features a bay window overlooking the trees, soaring ceilings, a walk-in closet, and a fully updated ensuite with jetted tub, shower, and dual sinks. A second bedroom, and a handy laundry/mudroom with garage access round out the main level. With a fireplace and a bar, the spacious family room in the walk-out basement is ready for entertaining, from game day to relaxed evenings with friends. There is also a third bedroom, a full bathroom, and a flex room that could be used as a gym/craft room/or guest space depending on your



needs. Relax in the shade of the covered patio on warm summer days and enjoy the peaceful surroundings. A major bonus of this unit is that there are no condo fees, just an HOA fee that covers snow removal and landscaping - an attractive feature for many buyers. Air conditioning, ample visitor parking, friendly neighbours, and proximity to the Sirocco LRT station, West Market Square and groceries are additional perks. This home is ideal for someone seeking a peaceful retreat, lock and leave lifestyle without giving up convenience or community.

Built in 1989

**Essential Information**

MLS® #	A2212345
Price	\$850,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,450
Acres	0.10
Year Built	1989
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Villa
Status	Active

**Community Information**

Address	200 Christie Park Manor Sw
Subdivision	Christie Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2T6

**Amenities**

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

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Stove(s), Wall/Window Air Conditioner, Washer/Dryer, Water Softener, Window Coverings
Heating	High Efficiency, Forced Air
Cooling	Central Air, Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Mantle, Raised Hearth
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 17th, 2025
Days on Market	3
Zoning	R-CG
HOA Fees	220
HOA Fees Freq.	MON

## Listing Details

Listing Office	RE/MAX House of Real Estate
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