



**GRASSROOTS**  
REALTY GROUP

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**211 Christie Park Mews SW**  
**Calgary, Alberta**

**MLS # A2230017**



**\$475,000**

<b>Division:</b>	Christie Park		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,235 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank
<b>Roof:</b>	Asphalt
<b>Basement:</b>	Finished, Full, Walk-Out To Grade
<b>Exterior:</b>	Brick, Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Smoking Home, Storage, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 414
<b>LLD:</b>	-
<b>Zoning:</b>	DC (pre 1P2007)
<b>Utilities:</b>	-

**Inclusions:** N/A

Located in a prime location of Christie Park, this 3 bedroom end unit Townhome has a fully finished walk-out basement, 2 1/2 baths and is just a 5 minute walk to the C-Train Station and Sunterra Market that features fantastic shopping, restaurants and a mere 10 Minute drive to downtown! The main floor features vinyl plank flooring with carpet upstairs and in the basement. The large living room features a gas fireplace, bay window along with enough room for a separate dining area if preferred. The kitchen features stainless steel appliances, re-finished cabinets, eating area and access to a sunny south facing balcony with composite decking. The main level also features a half bathroom and convenient location for the high efficiency washer and dryer. Upstairs you will find a spacious master bedroom with large closet, 4-piece bathroom and 2 good sized additional bedrooms. The finished walkout basement has a large, open rec-room, with plenty of storage and a 3-piece bathroom. There are many upgrades in this home including triple pane windows upstairs and on the main floor, a water softener and water filtration system. This property is a must see&hellip;..CALL TODAY TO VIEW!