



GRASSROOTS
REALTY GROUP

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96 Christie Park Hill SW
Calgary, Alberta

MLS # A2236552



\$799,999

Division:	Christie Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,967 sq.ft.	Age:	1989 (36 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, No Neighbours Be		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: TV Wall mounts, Window Coverings

Opportunity knocks in Christie Park! This is your chance to own in one of Calgary's most sought-after SW communities with a home full of potential. With over 2,800 sq ft of developed space, including a fully finished walkout basement, this 5 bedroom, 3.5 bath property is a true 'fixer upper' ready for transformation. The main floor was updated previously, featuring rich hardwood throughout. A spacious front foyer welcomes you in, leading to a bright family room with a large window that overlooks the front porch. The living room is sprawling in size and features a cozy wood burning fireplace — perfect for those cold winter nights. The kitchen offers ample storage with warm maple cabinetry and great layout potential. A main floor office (or formal dining room), convenient half bath, and main floor laundry complete the level. Upstairs, renovations have already begun—the space has been mostly gutted, giving you a head start to create your dream layout. The second upstairs bathroom is already updated, and the primary ensuite is mid-reno and waiting for your finishing touches. The walkout basement offers two more great sized bedrooms, a full bathroom, and plenty of additional living space with a dry bar for entertaining. But the real showstopper? The lot and location! Set on a large lot with mature trees, and no rear neighbours, this home overlooks 17th Avenue with city and downtown views. Steps from the Sirocco C-Train, across from Sunterra Market and other great amenities and a 2 minute drive to Westside Recreation Center and Ernest Manning High School, this is a rare find. Ideal for builders, flippers, or handy buyers! This is your opportunity to create something truly special.