



GRASSROOTS
REALTY GROUP

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12 Christie Park Terrace SW Calgary, Alberta

MLS # A2243744



\$699,900

Division:	Christie Park		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,640 sq.ft.	Age:	1992 (33 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener		
Lot Size:	-		
Lot Feat:	Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 677
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Chandelier, Closet Organizers, French Door, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	NONE		

VIST 3D TOUR ONLINE!! Welcome to 12 Christie Park Terrace SW in Ravine Estate |1640 SQFT BUNGLOW | NEW TRIPLE PANE WINDOWS| NEW FURNACNE| NEW HOT WATER TANK|TWO SKYLIGHTS| -a bright, spacious, and beautifully updated bungalow villa in an unbeatable location! Step inside to soaring vaulted ceilings, skylights, and large windows that flood the home with natural light. The sunlit kitchen features a bay window breakfast nook, perfect for morning coffee, while the expansive dining area easily hosts large gatherings. With two bedrooms and laundry on the main floor, everyday living is incredibly convenient. The fully finished lower level offers a third bedroom, a large 3-piece bath, TV area, office space, bookcase in Den, Living room (potential can be used as a bedroom , has a walk-in closet and window, craft & music room), ample storage, and even a wine-making room—offering endless possibilities! Recent renovations include triple-pane windows and patio door (Nov 2023), Google Nest smart thermostat (Sept 2023), new high-efficiency Carrier furnace and 50-gallon hot water tank (Oct 2024), updated attic insulation, deck renovations, and a fresh exterior repaint by the condo board—all totaling approximately \$31,000. A finished double attached garage and steps-away access to the C-Train, Sunterra Market, coffee shops, and more complete this perfect package. Condo fees include water & sewer, adding further value. Don’t miss your chance to enjoy the villa lifestyle in sought-after Christie Park!