



GRASSROOTS
REALTY GROUP

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243 Christie Park Mews SW
Calgary, Alberta

MLS # A2243895



\$450,000

Division:	Christie Park		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,404 sq.ft.	Age:	1994 (31 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Ga		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 414
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Jetted Tub, No Smoking Home, Storage		

Inclusions: N/A

Welcome to Christie Park Mews! This 3-level, 2-bedroom + den, 1.5-bath townhouse offers a smart layout, generous storage, and a prime location. The entry-level features a welcoming foyer and access to the attached garage, complete with a workshop area and extra storage space. Up on the second level, enjoy laminate flooring throughout the bright and open main living area, including a cozy living room with a gas fireplace, a spacious dining room, functional kitchen, convenient laundry area, and a 2-piece bath. The top floor features two roomy bedrooms, including a large primary with direct access to the 4-piece cheater ensuite, which also serves the second bedroom. Rounding up this level is a spacious den that offers flexible space for a home office, hobby room, or reading nook. Newer windows have been installed, and the home is ready for your finishing touches. This well-run complex is ideally situated near the C-Train station, Sunterra Market, top-rated schools, and offers quick access to Westhills shopping and Stoney Trail. Don't miss a great opportunity in desirable Christie Park!