



GRASSROOTS
REALTY GROUP

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2003 Christie Road NW
Calgary, Alberta

MLS # A2246469



\$1,029,000

Division:	Charleswood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,095 sq.ft.	Age:	1960 (65 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Driveway, Front Drive		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding, Stone	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully renovated bungalow located in the well-established and popular community of Charleswood! Situated on a massive corner lot and surrounded by green space, this home offers over 2,100 square feet of fully updated living space. Step outside your front door to enjoy the park right across the street, with the walking paths, a bicycle pump track, splash park, and tennis courts of West Confederation Park just steps away. Inside, you'll be impressed by the custom kitchen featuring floor to ceiling pantry storage, soft close cabinetry, a gas range, and sleek quartz countertops. The main floor and lower level family room are finished with durable luxury vinyl plank flooring, while the basement bedrooms offer cozy new plush carpeting. This home has been completely upgraded including new windows, a new hot water tank, a new furnace, and air conditioning ensuring comfort and efficiency year round. Step into your private backyard oasis, complete with a newly built deck, pergola, and a fully fenced yard—perfect for relaxing or entertaining. Centrally located and less than 10 minutes to downtown, this turn key home is in immaculate condition and ready for its new owners to move in and make it their own!