



**GRASSROOTS**  
REALTY GROUP

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**172 Christie Park Manor SW**  
**Calgary, Alberta**

**MLS # A2248995**



**\$949,900**

<b>Division:</b>	Christie Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,384 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, Kitchen Island, No Smoking Home, Soaking Tub, Storage, Vaulted Ceiling(s)		

**Inclusions:** N/A

Welcome to this beautifully renovated villa with no condo fees, tucked away in the highly sought-after community of Christie Park. Perfectly positioned on a quiet cul-de-sac and backing directly onto a tranquil green space with walking paths, mature trees, and frequent visits from deer and songbirds, this updated bungalow villa with walkout basement offers beautiful views and a lifestyle of ease. Homes in this low-maintenance enclave are rarely available. Inside, enjoy true one-level living with gleaming hardwood floors throughout the main floor. A quiet front den makes the perfect home office, while the formal dining room sets the stage for family gatherings. The vaulted living room flows seamlessly into the renovated kitchen, featuring granite countertops, rich wood cabinetry, an island with seating, and an induction range. Step out from the kitchen onto your private balcony and soak in uninterrupted views of lush, park-like scenery&mdash;an everyday escape. The primary suite boasts a charming bay window overlooking the greenery, soaring ceilings, a walk-in closet, and a fully updated ensuite with jetted tub, separate shower, and dual sinks. A convenient laundry/mudroom that leads to a fully finished double garage with gorgeous Polyaspartic coated floor. The walk-out basement is designed for both entertaining and relaxation, with a spacious family room, cozy fireplace, and built in cabinets under the TV. You&rsquo;ll also find two generous bedrooms, a full 4-piece bathroom, and a versatile undeveloped space with epoxy coated flooring&mdash;ideal as a gym, craft room, or storage area. On warm days, unwind on the covered patio and enjoy the peaceful surroundings. A major advantage is no condo fees&mdash;just a modest HOA fee that includes snow removal and landscaping, making for easy, worry-free living. Additional perks include air conditioning, ample visitor

parking, friendly neighbours, and a prime location close to the Sirocco LRT station, West Market Square, and everyday amenities. This home is perfect for those seeking a serene retreat and a true &ldquo;lock-and-leave&rdquo; lifestyle, without sacrificing convenience or community.