



**GRASSROOTS**  
REALTY GROUP

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**75 Christie Gardens SW**  
**Calgary, Alberta**

**MLS # A2261455**



**\$749,900**

<b>Division:</b>	Christie Park		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,460 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 550
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	BBQ		

Located in one of the most desirable and quiet spots within Christie Gardens, this 2-bedroom bungalow villa offers over 2,400 sq. ft. of thoughtfully designed living space. Enjoy a private and peaceful setting with mature trees, a secluded backyard, and an upper-level deck perfect for relaxing outdoors. The main floor features Brazilian Tigerwood hardwood flooring, an open-concept living area with soaring vaulted ceilings and skylights, and a modern kitchen with quartz countertops and stainless steel appliances. The primary suite includes a spa-inspired 4-piece ensuite with marble counters, in-floor heating, custom cabinetry, a walk-in closet, and a stunning mosaic-tiled, no-threshold entry shower. A 2-piece powder room and laundry with extra storage complete the main level. The walk-out basement extends your living space with a large rec room, additional bedroom, and a full bathroom with a Jacuzzi soaker tub. This pet-friendly, no-age-restriction complex is ideally located near Sunterra West Market Square, Westhills Towne Centre, Sirocco C-Train Station, Westside Recreation Centre, Strathcona Park pathways, Christie Park tennis and pickleball courts, and top-rated schools including Ernest Manning and Ambrose University. With quick access to downtown and the mountains, this home combines privacy, comfort, and convenience in one of Calgary's most sought-after communities.