



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1, 5616 14 Avenue SW
Calgary, Alberta

MLS # A2269893



\$749,888

Division:	Christie Park		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,571 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, City Lot, Irregular Lot, Views		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,410
Basement:	Full	LLD:	-
Exterior:	Manufactured Floor Joist, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Skylight(s), Storage, Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Wet Bar, Wired for Sound		
Inclusions:	Shuffleboard & Accessories		

Discover luxury living in this one-of-a-kind executive end unit townhome in prestigious Christie Park, offering over 3,200 sq ft of refined living space and incredible views of the downtown skyline from all three levels. Nestled in a private, elevated location, this home combines upscale comfort with low-maintenance living—including a fully finished walk-out basement and thoughtful upgrades throughout. The sun-soaked main floor features soaring vaulted ceilings, expansive windows, and updated low-maintenance luxury vinyl plank flooring. The spacious living room, with a cozy gas fireplace and brand new air conditioning (Fujitsu Airstage Multi-Room Mini-Split System) flows effortlessly into the elegant dining area—complete with two built-in storage hutches and ample room for entertaining. The chef-inspired kitchen showcases granite countertops, stainless steel appliances, upgraded lighting, a full pantry, and generous cabinetry. Step into the main floor laundry room, or head into the heated, oversized double garage with epoxy flooring and built-in storage. Upstairs, wake up to panoramic city views from your private primary retreat, featuring vaulted ceilings, a walk-in closet, 5-piece ensuite, and its own dedicated air conditioning unit. The second bedroom includes a walk-in closet, ensuite bath, and a built-in Murphy bed—perfect for guests or home office flexibility. Prepare to be amazed... the walkout lower level boasts over 1,700 sq ft of versatile space!!! Host movie nights in the theatre room with projector screen, wine room, and space for games like shuffleboard. A third bedroom, full bath, and dedicated home office with a stylish feature wall add comfort and functionality. One of the standout features is the expansive flex space/art studio—surrounded by windows, with direct walkout access and breathtaking views. Own your own

business? Host meetings, clients, coffee sessions as its an incredibly and creative flexible retreat. You'll also find a fully equipped home gym (easily converted to a 5th bedroom), wet bar, and abundant storage throughout. This home truly has it all—location, space, style, and those unbeatable downtown views. Book your private tour today.