



**4 Christie Gardens SW  
Calgary, Alberta**

**MLS # A2277543**



**\$569,900**

<b>Division:</b>	Christie Park		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,417 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Heater		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Lawn, Treed		

<b>Heating:</b>	Mid Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Cork, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 597
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Jetted Tub, Laminate Counters, Skylight(s), Soaking Tub, Sump Pump(s), Vaulted Ceiling(s)		

**Inclusions:** White cabinet in kitchen eating nook

END UNIT BUNGALOW STYLE VILLA with double attached garage located in desirable Christie Gardens complex! This property is in fairly original condition needing upgrading and is a GREAT OPPORTUNITY for someone to do a partial or full scale renovation. With a total of over 2600 ft2 of living space, this property has lots of space to work with! It offers a PRIVATE AND QUIET LOCATION at the end of the cul de sac with mature trees surrounding it. OPEN MAIN FLOOR PLAN with VAULTED CEILINGS and large centre skylight which floods the living area with NATURAL LIGHT! Main floor has 2 bedrooms plus an office/den with built in desk and shelves. Spacious primary bedroom features a 5 piece ensuite bath with air jetted tub and separate shower. Spacious white kitchen with breakfast nook opens onto SUNNY, SW exposed back deck surrounded by trees for PRIVACY. Sitting benches in kitchen eating area can easily be removed to create a larger eating area, but flooring doesn't run underneath them. Fully developed basement includes large rec room with built in shelving, 3rd bedroom (note: window is not egress size), full bath, laundry and plenty of storage. One of the storage rooms could be used as a wine cellar with built in sink and shelves, plus a cold room attached. GREAT LOCATION within walking distance of the Sirocco LRT station, West Market Square, Sunterra Market, and featuring many walking/biking trails just minutes away. Great access to schools, shopping, downtown and west to Kananaskis, Banff and the Rocky mountains. This home offers an easy "lock and leave" lifestyle at an unbeatable value! It's been a few years since any unit has sold for less than \$600K in this complex!