



**168 Christie Park View SW
Calgary, Alberta**

MLS # A2286392



\$1,300,000

Division:	Christie Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,230 sq.ft.	Age:	1991 (35 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Fan Coil, High Efficiency, In Floor, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Walk-In Closet(s), Wet Bar		

Inclusions: 2nd dishwasher in bar, built in speakers, Tesla charging station, garage storage, smart home water monitor, security cameras,

This updated brick bungalow in Christie Park offers over 4,000 sq. ft. of developed living space with 6 bedrooms and a walkout basement. The main floor features 2 bedrooms, including a large primary suite with a 5-piece ensuite and walk-in closet. The kitchen opens to the family room with a gas fireplace and access to the back patio and yard. There is also a separate dining room and living room. At the front of the home is a private sitting terrace finished with cobblestone pavers, creating a great outdoor space to enjoy the quiet street and mature surroundings. The walkout basement includes 4 additional bedrooms, 1 full bathroom with a steam shower, and a large rec room with a wet bar, built-in speakers for media room surround sound, and a second gas fireplace. Over \$140,000 has been invested in upgrades in recent years. The home includes central air conditioning, an on-demand hot water system, water softener, Culligan reverse osmosis drinking water system, an in-ground sprinkler and irrigation system. and a PHYN smart water monitoring system. Security is handled by a high-end camera system and the home also features built-in speakers throughout and a Tesla charging station. The fully finished garage includes epoxy flooring, slat wall storage systems, and two side wall-mounted LiftMaster garage door openers. Additional updates include replacement of Poly-B plumbing throughout and a new roof. Christie Park is one of Calgary's most desirable westside communities, known for its quiet streets, mature trees, and large estate homes. It is also one of the few areas in the city with a high number of full brick homes, giving the neighbourhood a unique character that stands apart from most. The location offers quick access to schools, amenities, downtown, LRT stations and an easy route to the mountains.