



**76 Christie Gardens SW  
Calgary, Alberta**

**MLS # A2289534**



**\$625,000**

<b>Division:</b>	Christie Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,549 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 629
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** Garage shelves, alarm - not monitored

YOU'RE INVITED TO ATTEND MY OPEN HOUSE SATURDAY 1-3PM MARCH 7TH. Every home provides an opportunity for you to see yourself living, making memories and making it your own. This home is no exception with opportunities to just move in! or to customize it and add your personal touches!! This property presents tons of value in a premier South West location. This attached walkout bungalow is in the highly sought-after community of Christie Park—a rare offering that combines timeless design, generous living space, and an exceptional location. This elegant home features a bright and open main floor layout highlighted by large windows, soaring vaulted ceilings, and an abundance of natural light. The spacious living and dining areas create an inviting atmosphere for both everyday living and entertaining. A well-appointed kitchen offers ample cabinetry, a full appliance package, and a functional layout that flows into a cozy breakfast nook and private south facing office. The primary retreat provides a peaceful escape, complete with a walk-in closet and a private ensuite bath. A second bedroom or den on the main level offers flexibility for guests or a home office. The thoughtful design also includes a main floor laundry room and easy access to the attached double car garage. The fully developed walkout basement significantly expands the living space, featuring comfortable recreation areas, an additional bedroom, and a full bathroom—ideal for extended family or entertaining. Enjoy the luxury of in-floor heating throughout the basement, delivering exceptional comfort year-round. Large windows and direct access to the outdoors ensure the lower level feels bright and welcoming. Step outside to the private walkout patio or upper deck—perfect for morning coffee or evening relaxation. Mature landscaping enhances both privacy and curb appeal.

Situated in one of Calgary's most established west-side communities, Christie Park is known for its quiet streets, convenient access to downtown and other transportation routes, nearby shopping, cafes, exceptional restaurants, parks, walking paths, Calgary's C-Train, excellent schools and a vibrant community. This is a rare opportunity to own a popular style of walkout bungalow with a fully finished basement and in-floor heat in a premier location—offering comfort, convenience, and enduring value.