



**222 Christie Park Mews SW
Calgary, Alberta**

MLS # A2294496



\$439,900

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|------------------|---------------------------------------|---------------|-------------------|
| Division: | Christie Park | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,348 sq.ft. | Age: | 1994 (32 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Heated Garage, Single Garage Detached | | |
| Lot Size: | - | | |
| Lot Feat: | No Back Lane | | |

| | | | |
|--------------------|----------------------------------|-------------------|-----------------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 428 |
| Basement: | Partial | LLD: | - |
| Exterior: | Concrete, Stucco, Wood Frame | Zoning: | DC (pre 1P2007) |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home | | |

Inclusions: movable kitchen island, shelves in dining & bedroom, bike hook, garage door remote

Stylish, Spacious & Perfectly Located in sought-after Christie Park Mews. Enjoy effortless townhouse living in this well maintained 1,348 sq ft two-storey offering 2 bedrooms plus a versatile loft. The main floor welcomes you with a bright, open-concept layout designed for both comfort and entertaining. The spacious living room features a contemporary slate-faced gas fireplace and offers plenty of flexibility for furniture placement. Seamlessly connected, the generous dining area easily accommodates gatherings with family and friends. Engineered hardwood flooring, adding warmth and continuity. The sunny, west-facing kitchen is both functional and inviting, complete with Granite countertops, white painted cabinetry, striking backsplash, stainless steel appliances (including a 2025 FRIDGE), and a convenient island for prep, storage. You'll also find the convenience of main floor laundry (WASHER & DRYER 2025) and a powder room, along with direct access to a composite west-facing deck—perfect for evening BBQs. Upstairs, the spacious primary suite comfortably accommodates a king-sized bed and features a private 4-piece ensuite. A second bedroom and a flexible loft area—ideal for a home office or reading space—complete the upper level. The entry level offers additional functionality with access to a heated single garage with shelving to the rear, a bonus hobby or workout room, mechanical area with new FURNACE 2025, and extra storage—often referred to as the basement level. This well-managed, pet-friendly complex (with board approval) also features NEW TRIPLE-PANE WINDOWS for added comfort and efficiency. Location is exceptional—pathways & just a short walk to the LRT and West Market Square. Quick access to schools, Westside Recreation Centre, Westhills shopping, offering

a wide array of shopping, dining, and everyday amenities & services, as well Sarcee Trail and Bow Trail. Comfort, convenience, and community in this warm, inviting Christie Park townhouse!