# \$674,900 - 75 Christie Gardens Sw, Calgary

MLS® #A2261455

# \$674,900

2 Bedroom, 3.00 Bathroom, 1,460 sqft Residential on 0.00 Acres

Christie Park, Calgary, Alberta

Elegant 2-Bedroom Bungalow Villa in Christie Gardens â€" Over 2,400 sq. ft. of Living Space.

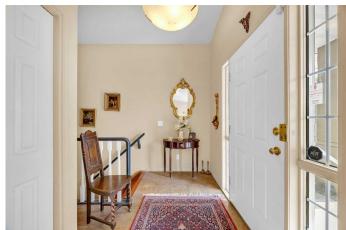
Nestled in one of the most desirable and serene spots within Christie Gardens, this 2-bedroom bungalow villa offers over 2,400 sq. ft. of thoughtfully designed living space. Enjoy a private and tranquil setting surrounded by mature trees, a secluded backyard backing onto a huge ravine with no future development, and an upper-level deckâ€"perfect for relaxing or entertaining outdoors.

The main floor impresses with Brazilian Tigerwood hardwood flooring, soaring vaulted ceilings with skylights, and an open-concept living area. The modern kitchen features quartz countertops, stainless steel appliances, and ample cabinetry. The luxurious primary suite boasts a spa-inspired 4-piece ensuite with marble counters, in-floor heating, custom cabinetry, a walk-in closet, and a striking mosaic-tiled, no-threshold entry shower. A 2-piece powder room and a well-appointed laundry room with extra storage complete the main level.

The walk-out basement expands your living space with a spacious rec room, an additional bedroom, and a full bathroom with a Jacuzzi soaker tubâ€"ideal for family or guests.

This pet-friendly, no-age-restriction complex is perfectly situated near Sunterra West Market Square, Westhills Towne Centre, Sirocco C-Train Station, Westside Recreation Centre,







Strathcona Park pathways, Christie Park tennis and pickleball courts, and highly rated schools including Ernest Manning and Ambrose University. With quick access to downtown and the mountains, this home effortlessly combines privacy, comfort, and convenience in one of Calgary's most sought-after communities.

#### Built in 1992

#### **Essential Information**

MLS® # A2261455 Price \$674,900

Bedrooms 2
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,460 Acres 0.00 Year Built 1992

Type Residential

Sub-Type Row/Townhouse

Style Bungalow Status Active

# **Community Information**

Address 75 Christie Gardens Sw

Subdivision Christie Park

City Calgary
County Calgary
Province Alberta
Postal Code T3H 3B5

#### **Amenities**

Amenities None Parking Spaces 4

Parking Double Garage Attached, Insulated

# of Garages 2

#### Interior

Interior Features Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, No

Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Storage,

Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan,

Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings

Heating In Floor, Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Full

### **Exterior**

Exterior Features BBQ gas line

Lot Description Back Yard, Landscaped, Lawn

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed October 2nd, 2025

Days on Market 33

Zoning DC (pre 1P2007)

## **Listing Details**

Listing Office eXp Realty

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