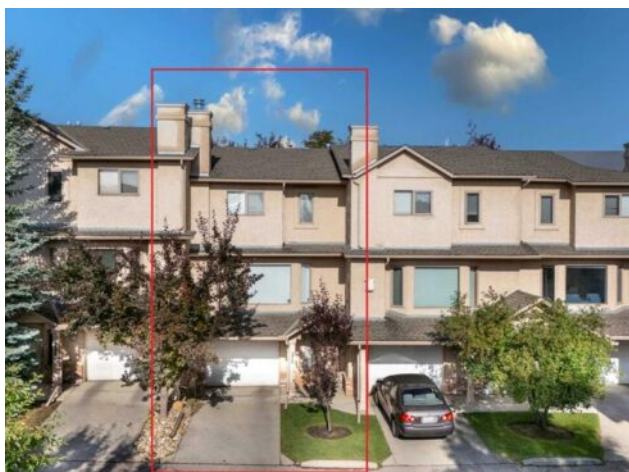


234 Christie Park Mews SW
Calgary, Alberta

MLS # A2243550



\$449,900

Division:	Christie Park		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,346 sq.ft.	Age:	1994 (31 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Open Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 414
Basement:	None	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

OPEN HOUSE AUGUST 23RD 11-2PM LOCATION, LOCATION, LOCATION — WOW! Welcome to your dream home in the heart of Christie Park Estates, one of SW Calgary's most sought-after communities. This beautifully renovated, air-conditioned and impeccably maintained townhome offers a rare blend of style, space, and unbeatable convenience. Just a short stroll to the Sirocco LRT station, this home places you mere minutes from everything — yet nestled in a serene, upscale neighborhood. Step inside and you'll be greeted by a bright, open-concept living space with Ceramic Tile, Carpet, Laminated floors, designer light fixtures, and a cozy fireplace framed by a large East-facing window that floods the room with morning sun. The modern kitchen is a delight, seamlessly connecting to the casual dining area — perfect for hosting family and friends. A powder room and laundry complete the main floor for added convenience. Upstairs, you'll find two generously sized bedrooms and a spacious full bathroom, offering comfort and privacy. The location truly sets this home apart. You're walking distance to Sunterra Market, West Market Square, top-rated schools (including Ernest Manning High School), and so much more. Within a 15-minute drive are universities, private schools, three major hospitals, and downtown Calgary. Love the outdoors? You'll enjoy the nearby pathways, ravines, parks, and athletic facilities — ideal for an active lifestyle. And with low condo fees, this property is as practical as it is beautiful. This is more than a home — it's a chance to elevate your lifestyle. Move-in ready and waiting for you!