

**176 Christie Park Manor SW**  
**Calgary, Alberta**

**MLS # A2293322**



**\$799,900**

<b>Division:</b>	Christie Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,468 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** fridge, electric stove, hood fan, built-in dishwasher, washer, dryer

This is a truly special location. Tucked away in a private cul-de-sac, this spacious bungalow villa backs onto a beautiful greenspace and walking path framed by mature trees, offering privacy and a serene setting. Christie Park is an upscale hidden gem, conveniently located close to downtown, transit, shopping, services, and major roadways; yet it feels a world away. Step out your back door and onto the walking paths connecting to Strathcona Ravine, Edworthy Park, and Calgary’s extensive river pathway system. You will feel like you are miles from the city. Designed for an ideal “lock-and-leave” lifestyle, this low-maintenance home has no condominium fee, only a small HOA that covers snow removal and landscaping. Offering over 2,700 sq. ft. of living space, the home features four bedrooms (fourth lower bedroom does not have a egress window), 2.5 bathrooms and a fully developed walk-out lower level. Generous principal rooms make this home perfect for entertaining and the vaulted ceiling is a striking architectural feature. The kitchen garden door opens to an expansive balcony, an ideal space for outdoor entertaining or simply enjoying the peaceful, treed setting. The second main floor bedroom is perfect flex space and perfect for a home office. Other features include convenient main floor laundry and an attached garage with a polyaspartic-coated floor adds easy clean-up. Lovingly maintained for over 30 years, the home has seen updates which include Lux windows at the back of the home, upgraded furnace and hot water tank, roof shingles, and a new washer and dryer. A rare opportunity to secure an elegant, low-maintenance bungalow villa in one of Calgary’s most desirable and quietly prestigious locations. A wonderful opportunity to make this your dream home.