

# \$749,900 - 72 Christie Park Hill Sw, Calgary

MLS® #A2207032

**\$749,900**

5 Bedroom, 3.00 Bathroom, 1,593 sqft  
Residential on 0.13 Acres

Christie Park, Calgary, Alberta

Open House on Saturday, April 5th & Sunday, April 6th from 12:30-3:30pm! Nestled on a Quiet street in the highly coveted community of Christie Park, this lovely property won't disappoint. This home offers over 2100 sqft of exceptional living space, 5 Spacious Bedrooms, 3 Bathrooms, a Double Attached Garage and so much more. An Inviting main floor that features vinyl flooring throughout, a Vast dining room with Vaulted Ceiling, a cozy living room and a Bright floor plan that's made for entertaining. The kitchen showcases stainless steel appliances, pantry and plenty of cabinet space. Enjoy hosting memorable bbq's with family and friends in your South Facing backyard on your tiered deck with Incredible Downtown Views. Upstairs you'll find 3 Spacious Bedrooms that includes a Primary Retreat with a 4 piece ensuite. Main 4 piece bathroom to complete the upper floor. The second level showcases a large family room with a wood burning fireplace as well as a 4th Bedroom that can also be utilized as an office. The finished basement features a 5th bedroom, 3 piece bathroom and laundry room. Conveniently located, only steps away from the Sirocco C-Train station, Sunterra market, walking/bike pathways, shops and restaurants. Easy access to 17th Ave and Sarcee Trail. Come see this incredible property for yourself; all that's left is for you to move in!

Built in 1989



## Essential Information

MLS® #	A2207032
Price	\$749,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,593
Acres	0.13
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

## Community Information

Address	72 Christie Park Hill Sw
Subdivision	Christie Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2V4

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Pantry, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Corner Lot, Few Trees, Lawn, No Neighbours Behind, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	3
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.