

\$1,000,000 - 104 Christie Knoll Heights Sw, Calgary

MLS® #A2190934

\$1,000,000

5 Bedroom, 4.00 Bathroom, 2,315 sqft
Residential on 0.19 Acres

Christie Park, Calgary, Alberta

Welcome to Your 5 BED, 4 BATH Family Home in Prestigious Christie Park! Where elegance meets comfort in a prime west-side location, this stunning home has been thoughtfully renovated over the years, ensuring it's move-in ready. As you step inside, you're welcomed by onsite hardwood in the formal living room, where a cozy gas fireplace formerly wood-burning sets the perfect ambiance for relaxed evenings. Adjacent is the beautiful formal dining room, ideal for hosting special dinners. In the busier areas of the home, durable luxury vinyl plank flooring flows seamlessly through the bright west-facing family room, filling the space with natural light. The spacious airy nook connects to the well-appointed kitchen, featuring brand-new stainless steel appliances perfect for family gatherings. A large main-floor office offers an ideal workspace, while a beautifully renovated 3-piece bathroom with a stylish barn door and a functional mudroom add both character and convenience. Upstairs, the primary suite is a true retreat, complete with a walk-in closet and a spa-inspired ensuite featuring a steam shower and in-floor heating. Three additional generously sized bedrooms and a modernized 4-piece bathroom ensure plenty of space for the entire family. The professionally developed



basement expands your living space, offering a large recreation room with a gas fireplace and built-in shelving, a fifth bedroom, and a spacious 3-piece bathroom, making it perfect for guests or extended family.

Step outside into your private backyard oasis, where mature trees, a deck with a pergola, and beautifully landscaped spaces create the perfect setting for summer entertaining. The large yard, filled with lush greenery, provides ample room for kids to play and adults to unwind. An exposed aggregate pad and deck create inviting spaces to enjoy warm summer nights.

This home comes fully upgraded with a brand-new furnace, hot water tank, A/C unit, and a rubber roof with a 50-year warranty plus NO Poly B piping, offering complete peace of mind.

Situated in one of West Calgary's most desirable communities, this home is within walking distance to Westside Rec Centre and the 69th Street C-Train and just minutes from Aspen Landing's boutique shops, restaurants, and cafés. Families will love the proximity to some of Calgary's top private and public schools, including Webber Academy, Rundle College, and Calgary Academy.

This rare opportunity won't last long—book your private tour today!

Built in 1989

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2190934 |
| Price | \$1,000,000 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 2,315 |
| Acres | 0.19 |

| | |
|------------|-------------|
| Year Built | 1989 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------------|
| Address | 104 Christie Knoll Heights Sw |
| Subdivision | Christie Park |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H 2V2 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Driveway, Aggregate |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Bookcases, Built-in Features, No Smoking Home, Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Range |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas, Mantle, Basement, Brick Facing, Family Room |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, Front Yard, Landscaped, Treed |
| Roof | Rubber |
| Construction | Brick, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

Date Listed February 5th, 2025

Days on Market 37

Zoning R-CG

Listing Details

Listing Office Sotheby's International Realty Canada

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