

# \$699,900 - 12 Christie Park Terrace Sw, Calgary

MLS® #A2243744

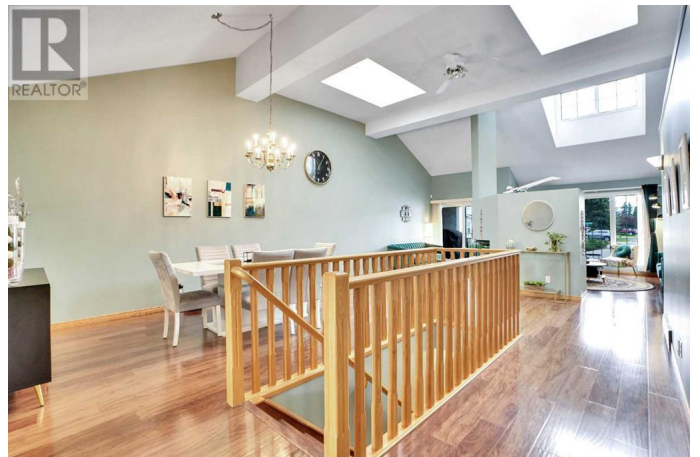
**\$699,900**

3 Bedroom, 3.00 Bathroom, 1,640 sqft

Single Family on 0.00 Acres

Christie Park, Calgary, Alberta

VIST 3D TOUR ONLINE!! Welcome to 12 Christie Park Terrace SW in Ravine Estate |1640 SQFT BUNGLOW | NEW TRIPLE PANE WINDOWS| NEW FURNACNE| NEW HOT WATER TANK|TWO SKYLIGHTS| -a bright, spacious, and beautifully updated bungalow villa in an unbeatable location! Step inside to soaring vaulted ceilings, skylights, and large windows that flood the home with natural light. The sunlit kitchen features a bay window breakfast nook, perfect for morning coffee, while the expansive dining area easily hosts large gatherings. With two bedrooms and laundry on the main floor, everyday living is incredibly convenient. The fully finished lower level offers a third bedroom, a large 3-piece bath, TV area, office space, bookcase in Den, Living room (potential can be used as a bedroom , has a walk-in closet and window, craft & music room), ample storage, and even a wine-making roomâ€™ offering endless possibilities! Recent renovations include triple-pane windows and patio door (Nov 2023), Google Nest smart thermostat (Sept 2023), new high-efficiency Carrier furnace and 50-gallon hot water tank (Oct 2024), updated attic insulation, deck renovations, and a fresh exterior repaint by the condo boardâ€™all totaling approximately \$31,000. A finished double attached garage and steps-away access to the C-Train, Sunterra Market, coffee shops, and more complete this perfect package. Condo fees include water & sewer, adding further value. Donâ€™t miss your



chance to enjoy the villa lifestyle in  
sought-after Christie Park! (id:6289)

Built in 1992

**Essential Information**

Listing #	A2243744
Price	\$699,900
Bedrooms	3
Bathrooms	3.00
Square Footage	1,640
Acres	0.00
Year Built	1992
Type	Single Family
Sub-Type	Condominium/Strata
Style	Bungalow

**Community Information**

Address	12 Christie Park Terrace Sw
Subdivision	Christie Park
City	Calgary
Province	Alberta
Postal Code	T3H3B4

**Amenities**

Amenities	Playground, Schools, Shopping
Features	No neighbours behind, French door, Closet Organizers, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

**Interior**

Appliances	Washer, Refrigerator, Cooktop - Electric, Dishwasher, Dryer, Microwave, Oven - Built-In, Window Coverings
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

# of Stories	1
Has Basement	Yes

## Exterior

Exterior	Brick, Stucco
Exterior Features	Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office	Royal LePage Mission Real Estate
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