

# \$950,000 - 24 Christie Park Hill Sw, Calgary

MLS® #A2231252

## \$950,000

3 Bedroom, 4.00 Bathroom, 2,000 sqft  
Residential on 0.12 Acres

Christie Park, Calgary, Alberta

\*\*\* TWO DOUBLE CHOCOLATE OPEN HOUSES - Friday, June 20th from 4 to 6pm and Saturday, June 21st from 2 to 4pm - we are drawing for some large CHOCOLATE prizes!\*\*\* Welcome to 24 Christie Park Hill! This fantastic home located in sought-after Christie Park is a must-see. This stunning 3 bed, 3.5 bathroom home has many highlights, and boasts a walk-out basement and a gorgeous extensively landscaped yard. It has undergone many thoughtful and high end upgrades. Some of those upgrades include a bar, theatre area, triple-paned glass windows (2021), updated window coverings, high-end light fixtures, newer appliances, air conditioning, new DuraDeck, epoxy flooring in the garage and much more (please see feature sheet for a list). Outside the home, you will find an oasis to spend those long summer days relaxing. It is low maintenance with artificial lawn and zero-scaping and Trex Decking! The front of the home is complete with beautiful stone accents and a sitting area. The private backyard is a dream with an area for your hot tub, garden shed, custom lighting, water feature and plenty of room to entertain. Inside the home on the main level, you are greeted with an office and a large functional kitchen with granite countertops, newer stainless steel appliances, a pantry and plenty of natural light. In the cozy living room, the sky lights, gas fireplace, built-in shelves, and curved staircase add character and an elevated feel. There is hardwood throughout



the main floor, and you will also find a conveniently located powder room and laundry room on this level. Upstairs you will see three bedrooms including the primary bedroom. The 4-piece primary ensuite bathroom features a unique marble which has been sourced from Africa. The additional bathroom upstairs has undergone upgrades recently as well. The walk-out basement is perfect for entertaining or relaxing. As mentioned above, this level includes a theatre area, flex space currently being used as a gym room, bar, pool table, work out room and ample space for everyone! This meticulously maintained fabulous home won't last long. Book your showing today!

Built in 1989

### **Essential Information**

MLS® #	A2231252
Price	\$950,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,000
Acres	0.12
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	24 Christie Park Hill Sw
Subdivision	Christie Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2E8

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Bookcases, Built-in Features, Granite Counters, Kitchen Island, Pantry, Soaking Tub, Vinyl Windows, Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Mantle, Stone, Recreation Room
Has Basement	Yes
Basement	Full, Walk-Out

## Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Back Yard, Landscaped, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Private, Yard Lights, Brush, Waterfall
Roof	Asphalt Shingle
Construction	Aluminum Siding, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	June 14th, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Realty Professionals
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