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

MLS® #A2243744

\$699,900

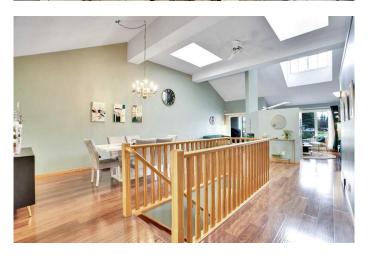
3 Bedroom, 3.00 Bathroom, 1,640 sqft Residential on 0.00 Acres

Christie Park, Calgary, Alberta

OPEN HOUSE SATURDAY AUGUST 02, 2025 FROM 2:00 PM TO 5:00 PM. 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. Don't miss your chance to enjoy the villa lifestyle in sought-after Christie Park!

Built in 1992

Essential Information

MLS® # A2243744 Price \$699,900

Bedrooms 3 Bathrooms 3.00

Full Baths 3

Square Footage 1,640 Acres 0.00 Year Built 1992

Type Residential

Sub-Type Row/Townhouse

Style Bungalow

Status Active

Community Information

Address 12 Christie Park Terrace Sw

Subdivision Christie Park

City Calgary
County Calgary
Province Alberta
Postal Code T3H 3B4

Amenities

Amenities None Parking Spaces 4

Parking Double Garage Attached, Driveway, Front Drive, Garage Door Opener

of Garages 2

Interior

Interior Features Bookcases, Ceiling Fan(s), Chandelier, Closet Organizers, French Door,

No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage,

Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave,

Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room, Three-Sided

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony

Lot Description Landscaped, Lawn, Low Maintenance Landscape, No Neighbours

Behind

Roof Clay Tile

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 27th, 2025

Days on Market 5

Zoning M-CG d44

Listing Details

Listing Office Royal LePage Mission Real Estate

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