# \$799,999 - 96 Christie Park Hill Sw, Calgary

MLS® #A2236552

### \$799,999

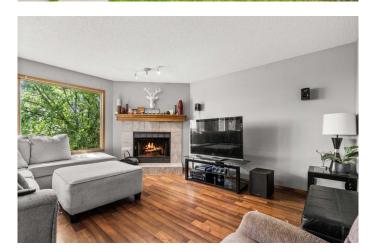
5 Bedroom, 4.00 Bathroom, 1,967 sqft Residential on 0.10 Acres

Christie Park, Calgary, Alberta

Opportunity knocks in Christie Park! This is your chance to own in one of Calgary's most sought-after SW communities with a home full of potential. With over 2,800 sq ft of developed space, including a fully finished walkout basement, this 5 bedroom, 3.5 bath property is a true 'fixer upper' ready for transformation. The main floor was updated previously, featuring rich hardwood throughout. A spacious front foyer welcomes you in, leading to a bright family room with a large window that overlooks the front porch. The living room is sprawling in size and features a cozy wood burning fireplace â€" perfect for those cold winter nights. The kitchen offers ample storage with warm maple cabinetry and great layout potential. A main floor office (or formal dining room), convenient half bath, and main floor laundry complete the level. Upstairs, renovations have already begunâ€"the space has been mostly gutted, giving you a head start to create your dream layout. The second upstairs bathroom is already updated, and the primary ensuite is mid-reno and waiting for your finishing touches. The walkout basement offers two more great sized bedrooms, a full bathroom, and plenty of additional living space with a dry bar for entertaining. But the real showstopper? The lot and location! Set on a large lot with mature trees, and no rear neighbours, this home overlooks 17th Avenue with city and downtown views. Steps from the Sirocco C-Train, across from Sunterra Market and







other great amenities and a 2 minute drive to Westside Recreation Center and Ernest Manning High School, this is a rare find. Ideal for builders, flippers, or handy buyers! This is your opportunity to create something truly special.

#### Built in 1989

#### **Essential Information**

MLS® # A2236552 Price \$799,999

Bedrooms 5
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,967
Acres 0.10
Year Built 1989

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 96 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 Bar, Central Vacuum, Separate Entrance, Soaking Tub, Storage,

Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan,

Refrigerator, Washer/Dryer

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Exterior Entry, Finished, Full, Walk-Out

**Exterior** 

Exterior Features Balcony, Fire Pit, Garden, Private Yard

Lot Description Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, No.

Neighbours Behind, Views

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

**Additional Information** 

Date Listed July 7th, 2025

Days on Market 5

Zoning R-CG

**Listing Details** 

Listing Office Real Broker

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