# \$445,000 - 246 Christie Park Mews Sw, Calgary

MLS® #A2264425

# \$445,000

2 Bedroom, 2.00 Bathroom, 1,337 sqft Residential on 0.00 Acres

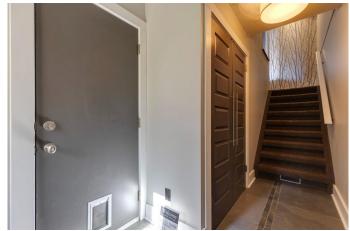
Christie Park, Calgary, Alberta

Welcome to your new TOWNHOME in Christie Park! This fantastic townhouse is more than just a residence; it's a lifestyle upgrade waiting for you. Enter the main floor where convenience meets styleâ€"offering direct access to your garage and a spacious storage/laundry utility room, ensuring everything you need is at your fingertips. Enjoy the comfort of air conditioning and a newly serviced furnace, guaranteeing warmth and coolness throughout the seasons.

As you ascend to the upper main floor, you'II be greeted by a fresh ambiance with new railings and a modern paint palette that enhances the inviting atmosphere. The heart of this home is the expansive, updated kitchen, featuring a generous window that streams natural light and provides delightful views of your large balcony. Picture yourself sipping morning coffee amidst the greenery! Ample pantry and storage space ensures you have everything you need for culinary adventures. The convenient half bath is perfect for guests, while the spacious living room beckons you to unwind in front of the stone fireplace. The south-facing bay window creates a cozy reading nook, or Peloton space making this living area a true sanctuary.

Travel up the decorative railings to the upper floor, where the spacious primary bedroom awaits, featuring a luxurious walk-in closet and a spa-like 4-piece ensuite. Indulge in the







corner jetted tub or enjoy the stand-up glass shower, complemented by a stylish bowl sink and decorative glass accents. The Jack and Jill door provides easy access for convenience. At the top of the stairs, a versatile loft area makes for an ideal TV den or inspiring office space. The second bedroom offers ample room for family or guests, ensuring everyone feels at home.

Location is key! This beautifully renovated and professionally designed two-bedroom plus den home is nestled in a serene no-thru corner of Christie Park Estates. Just a five-minute stroll from the new Sirocco south LRT, along with shopping, dining, the Westside Rec Centre, and all essential amenities, convenience is at your doorstep.

Experience peace of mind knowing all Poly B piping has been removed, enhancing the home's integrity. Inside, you'll discover exquisite upgrades such as hardwood floors, stainless steel appliances, modern cabinets, stylish backsplashes. The open main level flows seamlessly from the kitchen to the spacious dining and living areas, perfect for entertaining or relaxing with loved ones. Step out onto your private deck that opens onto green space between the townhomes a perfect setting for summer barbecues or quiet evenings under the stars.

Don't overlook the oversized attached single garage, complete with heating and a massive storage/laundry room. This townhouse truly has it all! Experience unparalleled comfort and luxury in Christie Park Estatesâ€"this is a MUST SEE! Your new life awaitsâ€"come and experience it for yourself!

Built in 1994

## **Essential Information**

MLS® # A2264425 Price \$445,000

Bedrooms 2
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 1,337 Acres 0.00 Year Built 1994

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey, Side by Side

Status Active

# **Community Information**

Address 246 Christie Park Mews Sw

Subdivision Christie Park

City Calgary
County Calgary
Province Alberta
Postal Code T3H 3H2

#### **Amenities**

Amenities Snow Removal, Trash, Visitor Parking

Parking Spaces 2

Parking Concrete Driveway, Driveway, Front Drive, Garage Door Opener,

Garage Faces Front, Insulated, Plug-In, Secured, Single Garage

Attached, Enclosed

# of Garages 1

## Interior

Interior Features Bookcases, Ceiling Fan(s), Jetted Tub, Laminate Counters, No Animal

Home, No Smoking Home, Pantry, Soaking Tub, Storage

Appliances Dishwasher, Electric Range, Garage Control(s), Humidifier, Microwave

Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric, Glass Doors, Living Room, Mantle, Stone, Decorative

# of Stories 3

Has Basement Yes

Basement Partial

## **Exterior**

Exterior Features BBQ gas line, Private Entrance

Lot Description Backs on to Park/Green Space, Few Trees, Front Yard, Landscaped,

Street Lighting

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed October 16th, 2025

Days on Market 13

Zoning DC (pre 1P2007)

# **Listing Details**

Listing Office RE/MAX Realty Professionals

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.