



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

112 Christie Park Manor SW
Calgary, Alberta

MLS # A2231242



\$949,000

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|------------------|--|---------------|-------------------|
| Division: | Christie Park | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,933 sq.ft. | Age: | 1990 (35 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Detached, On Street | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Corner Lot, Few Trees, Landscaped, Lawn, Rectangular Lot, See Remarks, S | | |

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| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, No Animal Home, No Smoking Home, See Remarks, Soaking Tub, Storage, Vinyl Windows | | |

Inclusions: N/A

Welcome to this beautifully renovated 2-storey home in the prestigious southwest community of Christie Park—one of Calgary's most sought-after neighborhoods known for its convenience, charm, and proximity to amenities. Ideally situated on a prime corner lot, this 1,933 sq ft property features a double attached front-drive garage and is just steps away from the LRT, Sunterra Market, and Westside Recreation Centre. With easy access to the ring road and only a 10-minute drive to downtown, the location offers unparalleled accessibility. From the moment you step inside, the quality craftsmanship and attention to detail are evident. The main floor showcases flat ceilings, brand-new luxury vinyl plank flooring, plush carpet, and elegant custom tilework. A striking maple-stained staircase with sleek metal spindles adds architectural interest and a modern touch. The heart of the home is the stunning, fully renovated kitchen, complete with granite countertops, LG stainless steel appliances, upgraded taps and sinks, and a built-in coffee station—perfect for daily comfort and entertaining alike. This home has been extensively updated to offer both style and peace of mind. All Poly-B plumbing has been professionally replaced with PEX, and the exterior has been refreshed with new siding and vinyl windows for enhanced curb appeal and efficiency. Interior upgrades include new casing and baseboards, stylish Aberdeen interior doors, upgraded entry doors, Weiser Halifax hardware, and modern light fixtures throughout, including a grand chandelier in the front foyer. The bathrooms have also been fully remodeled, with the luxurious primary ensuite featuring a stand-alone soaker tub for the ultimate in relaxation. Additional thoughtful features include custom shelving, solid hanger rods in the closets, and a spacious rear deck surrounded

by mature trees, offering a private and tranquil outdoor living space. Nestled in a peaceful, established community with great neighbours, this move-in-ready home combines luxury, location, and lifestyle. Don't miss your opportunity to own this incredible property in the heart of Christie Park.