



**6 Christie Briar Lane SW
Calgary, Alberta**

MLS # A2308376



\$929,000

Division:	Christie Park		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,525 sq.ft.	Age:	1990 (36 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Corner Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases		

Inclusions: n/a

This home in Christie Park offers incredible value, featuring a spacious two-storey split layout on an oversized lot with a massive, west-facing backyard. The interior is bright and airy, highlighted by vaulted ceilings, an open floor plan, and formal living and dining areas. The functional kitchen includes a corner pantry and a breakfast nook that overlooks a cozy family room complete with built-ins and a gas fireplace. The main floor provides versatility with a bedroom—perfect for a home office or guest suite—located near a 3-piece bath and laundry room. Upstairs, the king-sized master retreat boasts its own gas fireplace, double closets, and a 5-piece ensuite with a jetted tub. Two additional large bedrooms and a 4-piece bath complete the upper level, while the unfinished basement offers a blank canvas for future development. Situated in a prime location, you are just one block from the LRT and Westside Rec Centre, with excellent schools (Ernest Manning) and shopping nearby. Enjoy a quick 10-minute commute to downtown or easy access to the mountains in just five minutes.