



**112 Christie Park Manor SW
Calgary, Alberta**

MLS # A2309211



\$899,900

Division:	Christie Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,933 sq.ft.	Age:	1990 (36 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, On Street		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot, Few Trees, Landscaped, Lawn, No Back Lane, Rectangular Lot, S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Double Vanity, No Smoking Home, Quartz Counters, See Remarks, 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 neighbors, 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.