



GRASSROOTS

REALTY GROUP

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**1, 5616 14 Avenue SW
Calgary, Alberta**

MLS # A2309481



\$749,000

Division:	Christie Park		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,736 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Rectangular Lot		

Heating:	In Floor, Hot Water	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,410
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Pantry, Vaulted Ceiling(s)		

Inclusions: N/A

OPEN HOUSE Saturday, May 16, 1:30 - 2:30 PM Perched in the sought-after community of Christie Park, this exceptional END UNIT walkout townhome offers over 3,600 sq ft of refined living space with breathtaking city skyline views and an unbeatable location just minutes to downtown. Backing onto green space and a walking path, the home delivers a rare combination of privacy, lifestyle, and connection to nature on Calgary's coveted westside. A standout feature of this home is the luxurious in-floor radiant heating throughout — and yes, heat is included in the condo fee, covering the entire 3,600+ sq ft of living space and the heated double attached garage with epoxy flooring. The result is consistent, comfortable warmth in every corner of the home, predictable monthly costs, and no separate utility bill for heating. A genuine luxury feature that sets this property apart from anything else in the segment. The bright and open main level showcases vaulted ceilings, luxury vinyl plank flooring, a spacious living room with gas fireplace, and expansive windows that flood the home with natural light. The chef-inspired kitchen features granite countertops, stainless steel appliances, corner pantry, ample cabinetry, and a functional layout perfect for entertaining. The elegant primary retreat offers vaulted ceilings, a walk-in closet, and a luxurious 5 pc ensuite, while the second upper bedroom includes its own ensuite bath, walk-in closet, and built-in Murphy bed — ideal for guests or flexible use. The fully finished walkout basement offers over 1,900 sq ft of incredible additional living space complete with two more bedrooms, full bathroom, home office/den, wet bar, recreation room, fully equipped gym that could easily function as a 4th bedroom, and an impressive theatre room with projector screen and built-in wine cellar. A unique and rare feature: the walkout level has

its own private exterior entrance, ideal for a small home-based business or creative studio. The previous owner was a renowned artist who used the lower level as a private art gallery — clients and collectors entered directly from the walkout to view and purchase works. The space is generous and bright enough to genuinely function as a gallery, design studio, consulting practice, or any business that benefits from privacy and a separate client entrance away from the main living areas. Enjoy the convenience of being close to Aspen Landing, West Market Square, Signal Hill Centre, Westside Recreation Centre, pathways, parks, and nearby access to the Sirocco C-Train Station for easy commuting. Families will appreciate proximity to prestigious schools including Webber Academy, Rundle College, Calgary Academy, Ernest Manning High School, and Ambrose University. Quick access to 17 Avenue SW, Sarcee Trail, Bow Trail, and Stoney Trail makes getting around the city effortless. A rare opportunity to own a luxurious walkout townhome with views, space, and flexibility. Some images digitally staged or enhanced.