

72 Christie Park Hill SW
Calgary, Alberta

MLS # A2235632



\$799,800

Division:	Christie Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,569 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot, Irregular Lot, No Neighbours Behind, Sloped, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, High Ceilings, Quartz Counters		

Inclusions: n/a

This beautifully updated 4-level split offers incredible 180-degree views of Downtown Calgary and the South City, perched perfectly on a hill in desirable Christie Park. Step into a bright and inviting main floor featuring a spacious living room that flows into a formal dining area—perfect for entertaining. The kitchen boasts ample cabinetry, a new fridge, modern backsplash, and elegant quartz countertops. A cozy breakfast nook offers unmatched panoramic city views, making every meal a treat. You'll love the vinyl plank flooring that runs throughout the main level and into the upper primary bedroom, which comes complete with a full en-suite and stunning cityscape views. Two additional kids' bedrooms feature brand-new carpet and share a full bathroom. The third level is fully finished and offers a warm and cozy family room with a fireplace, direct access to the outdoor deck, and, once again, incredible views of downtown Calgary. A spacious bedroom is also located on this level—ideal for guests or teens. The lower level is bright and versatile, featuring a flex room perfect for a home office, hobby space, playroom, or guest bedroom. A spacious hallway leads to another full bathroom and a large, functional laundry room. Family-friendly neighborhood with easy access to 17th Ave SW, Sarcee Trail, and downtown. Schools, amenities, and public transit at your doorstep. Come see this inviting, updated home and make it yours today!