

## 12 Christie Park Terrace SW Calgary, Alberta

**MLS # A2243744**



# \$699,900

<b>Division:</b>	Christie Park		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,640 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 677
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Ceiling Fan(s), Chandelier, Closet Organizers, French Door, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** NONE

**VIST 3D TOUR ONLINE!!** Welcome to 12 Christie Park Terrace SW in Ravine Estate |1640 SQFT BUNGLOW | NEW TRIPLE PANE WINDOWS| NEW FURNACNE| NEW HOT WATER TANK|TWO SKYLIGHTS| -a bright, spacious, and beautifully updated bungalow villa in an unbeatable location! Step inside to soaring vaulted ceilings, skylights, and large windows that flood the home with natural light. The sunlit kitchen features a bay window breakfast nook, perfect for morning coffee, while the expansive dining area easily hosts large gatherings. With two bedrooms and laundry on the main floor, everyday living is incredibly convenient. The fully finished lower level offers a third bedroom, a large 3-piece bath, TV area, office space, bookcase in Den, Living room (potential can be used as a bedroom , has a walk-in closet and window, craft & music room), ample storage, and even a wine-making room&mdash;offering endless possibilities! Recent renovations include triple-pane windows and patio door (Nov 2023), Google Nest smart thermostat (Sept 2023), new high-efficiency Carrier furnace and 50-gallon hot water tank (Oct 2024), updated attic insulation, deck renovations, and a fresh exterior repaint by the condo board&mdash;all totaling approximately \$31,000. A finished double attached garage and steps-away access to the C-Train, Sunterra Market, coffee shops, and more complete this perfect package. Condo fees include water & sewer, adding further value. Don&rsquo;t miss your chance to enjoy the villa lifestyle in sought-after Christie Park!