

**35, 5616 14 Avenue SW**  
**Calgary, Alberta**

**MLS # A2204108**



**\$405,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Christie Park   |               |                   |
| <b>Type:</b>     | Residential/Five Plus                                       |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 2,004 sq.ft.  | <b>Age:</b>   | 1998 (27 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Insulated, Oversized, Single Garage Detached |               |                   |
| <b>Lot Size:</b> | -   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Low Maintenance Landscape, See Remarks           |               |                   |

|                    |                                  |                   |        |
|--------------------|----------------------------------|-------------------|--------|
| <b>Heating:</b>    | In Floor, Natural Gas            | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl Plank              | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Clay Tile                        | <b>Condo Fee:</b> | \$ 958 |
| <b>Basement:</b>   | None                             | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stucco, Wood Frame               | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | Poured Concrete                  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers |                   |        |

**Inclusions:** TV mount, closet units in primary & other bedroom, shower unit

This beautifully updated townhouse in sought after Christie Park has over 2,000 square feet of living space on one level! Featuring 4 bedrooms, 2 bathrooms, a home gym / flex space, storage room, expansive living room and an oversized single detached garage! The bright and open space has been freshly painted throughout with updated lighting, carpet, baseboards, appliances and closet organizers. The kitchen overlooks both the dining space and great room, providing the perfect space for entertaining guests or those with young children. The main living area is complete with large windows overlooking the patio and a cozy gas fireplace. The expansive primary bedroom spanning nearly 19' x 15' can accommodate a full bedroom suite of furniture and has a private 4 pc ensuite and large walk-in closet. The large bedroom off of the main living area is perfect for a work-from-home space if desired and has a large window allowing natural light to pour through the space. The second wing of this large townhome comes with its own entrance with direct access to outside. Featuring two large bedrooms, a flex space that is perfect for a rec room or gym area, a full bathroom and storage room - there is plenty of space for a growing family or those looking for maintenance-free living without compromising on space! Peace of mind is added knowing the condo fees cover all exterior maintenance, utilities (except electricity), snow removal and lawn care. This oversized 26'x13'5" single detached garage is the perfect space to keep your vehicle and valuables safe all year and provides more storage space if needed. This property is ideal for those wanting a low-maintenance or lock-and-leave lifestyle with more space than most single family homes. Lastly, there is a private patio space to enjoy during the summer season in this beautifully updated townhome. Located in the sought-after

community of Christie Park, this property offers easy access to public transit, Westhills Shopping Centre, parks, and walking trails. With nearby schools, restaurants, and access to major thoroughfares, it perfectly blends comfort and convenience. Unit is fully below grade.