



96 Christie Park Hill Calgary Alberta

\$799,999

Opportunity knocks in Christie Park! This is your chance to own in one of Calgary's most sought-after SW communities with a home full of potential. With over 2,800 sq ft of developed space, including a fully finished walkout basement, this 5 bedroom, 3.5 bath property is a true 'fixer upper' ready for transformation. The main floor was updated previously, featuring rich hardwood throughout. A spacious front foyer welcomes you in, leading to a bright family room with a large window that overlooks the front porch. The living room is sprawling in size and features a cozy wood burning fireplace -- perfect for those cold winter nights. The kitchen offers ample storage with warm maple cabinetry and great layout potential. A main floor office (or formal dining room), convenient half bath, and main floor laundry complete the level. Upstairs, renovations have already begun--the space has been mostly gutted, giving you a head start to create your dream layout. The second upstairs bathroom is already updated, and the primary ensuite is mid-reno and waiting for your finishing touches. The walkout basement offers two more great sized bedrooms, a full bathroom, and plenty of additional living space with a dry bar for entertaining. But the real showstopper? The lot and location! Set on a large lot with mature trees, and no rear neighbours, this home overlooks 17th Avenue with city and downtown views. Steps from the Sirocco C-Train, across from Sunterra Market and other great amenities and a 2 minute drive to Westside Recreation Center and Ernest Manning High School, this is a rare find. Ideal for builders, flippers, or handy buyers! This is your opportunity to create something truly special. (id:6769)

Primary Bedroom 20.67 Ft x 12.83 Ft

Other 12.83 Ft x 6.00 Ft

4pc Bathroom Measurements not available

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Bedroom 8.92 Ft x 13.58 Ft

Bedroom 13.00 Ft x 9.67 Ft

Bedroom 12.17 Ft x 12.83 Ft

Bedroom 13.25 Ft x 8.92 Ft

4pc Bathroom Measurements not available

2pc Bathroom Measurements not available

Foyer 8.75 Ft x 9.00 Ft

Family room 12.08 Ft x 13.58 Ft

Living room 15.42 Ft x 13.92 Ft

Dining room 12.92 Ft x 8.17 Ft

Kitchen 10.75 Ft x 9.17 Ft

Office 19.08 Ft x 11.25 Ft

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Listing Presented By:



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Recreational, Games room 15.08 Ft x 20.50 Ft Laundry room 7.00 Ft x 5.17 Ft

Furnace 9.25 Ft x 9.25 Ft