

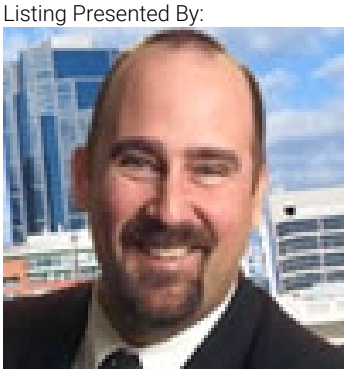
304 Christie Park Mews Calgary Alberta

$449,900

A beautiful ravine setting, an incredible location and the convenience of living in one of Calgary's established southwest communities. Welcome to 304 Christie Park Mews SW, a spacious two-storey walkout townhome tucked away on a quiet cul-de-sac in the desirable community of Christie Park. Backing onto a peaceful natural ravine, this home offers a wonderful combination of privacy, green space and everyday convenience, all within easy reach of downtown Calgary.Location is one of the greatest features of this home. Enjoy being within walking distance of the LRT, Sunterra Market, Starbucks, restaurants, shopping and numerous everyday amenities. Whether commuting downtown, heading to the university or simply enjoying the surrounding community, everything is conveniently close by. Christie Park is known for its mature trees, established surroundings and excellent accessibility, making it a wonderful place to call home.Inside, the main floor offers a warm and welcoming living space with large windows that bring in plenty of natural light, a cozy corner gas fireplace, laminate flooring and attractive wrought iron railings. The spacious kitchen offers plenty of cupboard and counter space, along with an opportunity to make it your own over time. Just off the kitchen, step outside onto the large private balcony overlooking the ravine. It's a lovely spot for your morning coffee, summer evenings or simply enjoying the peaceful natural surroundings. A convenient powder room and main-floor laundry complete this level.Upstairs, the primary bedroom overlooks the ravine and features direct access to the four-piece bathroom, complete with a jetted tub and separate shower. A spacious second bedroom and a separate office or den offer flexibility for working from home, studying or accommodating guests. The open architectural detail overlooking the stairwell adds character to the upper...

Primary Bedroom 36.09 Ft x 49.77 Ft
Bedroom 10.08 Ft x 11.00 Ft
Bedroom 8.42 Ft x 10.33 Ft
6pc Bathroom 9.00 Ft x 10.08 Ft
4pc Bathroom 5.00 Ft x 7.58 Ft
Family room 12.42 Ft x 19.83 Ft
Other 145.18 Ft x 16.40 Ft
Living room/Dining room 35.27 Ft x 39.63 Ft
Dining room 24.87 Ft x 49.48 Ft
Kitchen 37.47 Ft x 40.75 Ft
Laundry room 9.29 Ft x 16.40 Ft
2pc Bathroom 4.00 Ft x 6.08 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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Other 6.50 Ft x 8.58 Ft

Storage 4.75 Ft x 11.83 Ft

Other 6.25 Ft x 19.25 Ft