

# \$1,100,000 - 2003 Christie Road Nw, Calgary

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MLS® #A2215407

**\$1,100,000**

4 Bedroom, 3.00 Bathroom, 1,095 sqft

Residential on 0.13 Acres

Charleswood, Calgary, Alberta

Welcome to this fully renovated bungalow located in the sought after community of Charleswood. Enjoy over 2100 square feet of living space, located on a massive corner lot. This is an ideal location; surrounded by green space including a park out your front door, and the walking paths, bicycle pump track, and tennis courts of West Confederation park only steps away.

As you step inside, you will notice a custom kitchen with floor to ceiling pantry space, soft close cabinet doors, a gas range, and quartz countertops. The main floor and lower level family room have luxury vinyl plank flooring throughout, with new plush carpet in the basement bedrooms. Many upgrades have been completed including new windows, a new hot water tank, a new furnace, and A/C. Enjoy the summer in your backyard oasis with a fully fenced back yard featuring a newly built deck and pergula.

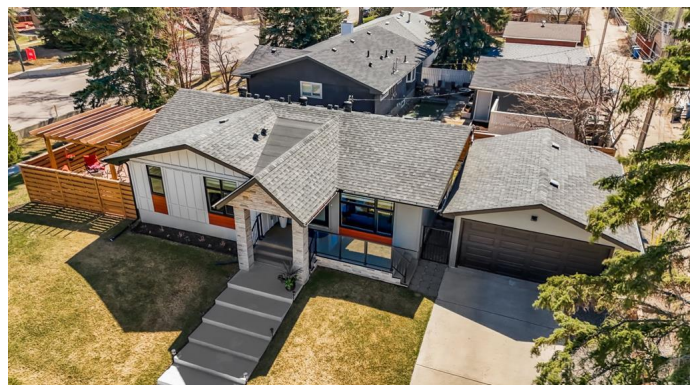
Centrally located, with easy access to downtown in less than 10 minutes. This home is turn-key, in immaculate condition, and just waiting for its new owners to put their special touch on it!

Built in 1960

## Essential Information

MLS® #                   A2215407

Price                     \$1,100,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,095
Acres	0.13
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	2003 Christie Road Nw
Subdivision	Charleswood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0V6

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Driveway, Front Drive
# of Garages	2

### **Interior**

Interior Features	Bar, Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Private
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Stone
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 1st, 2025
Days on Market	6
Zoning	R-CG

**Listing Details**

Listing Office	RE/MAX iRealty Innovations
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