

# \$949,000 - 112 Christie Park Manor Sw, Calgary

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MLS® #A2231242

**\$949,000**

4 Bedroom, 4.00 Bathroom, 1,933 sqft

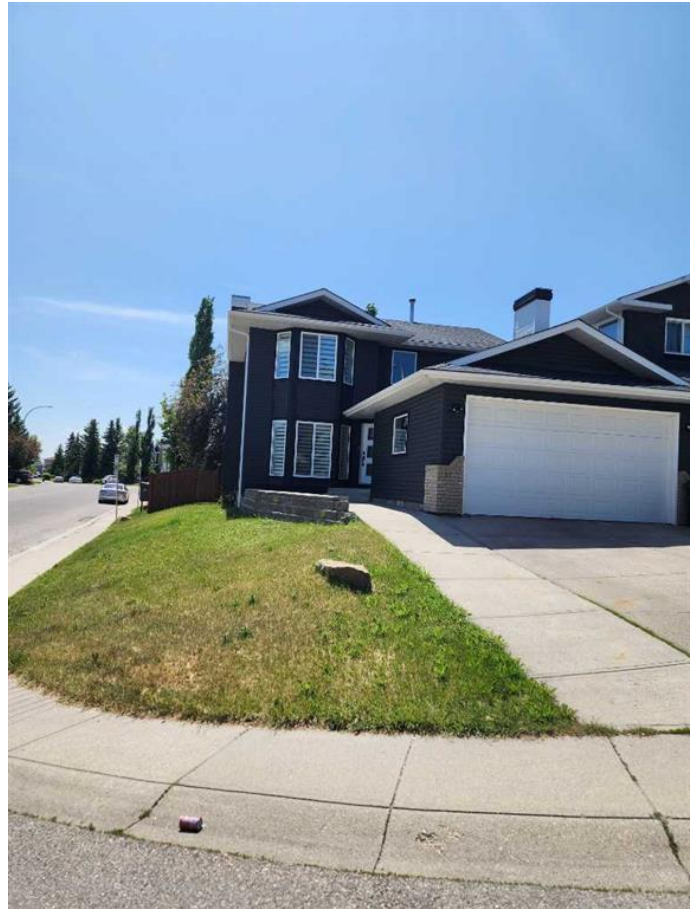
Residential on 0.12 Acres

Christie Park, Calgary, Alberta

Welcome to this beautifully renovated 2-storey home in the prestigious southwest community of Christie Park—one of Calgary’s most sought-after neighborhoods known for its convenience, charm, and proximity to amenities. Ideally situated on a prime corner lot, this 1,933 sq ft property features a double attached front-drive garage and is just steps away from the LRT, Sunterra Market, and Westside Recreation Centre. With easy access to the ring road and only a 10-minute drive to downtown, the location offers unparalleled accessibility.

From the moment you step inside, the quality craftsmanship and attention to detail are evident. The main floor showcases flat ceilings, brand-new luxury vinyl plank flooring, plush carpet, and elegant custom tilework. A striking maple-stained staircase with sleek metal spindles adds architectural interest and a modern touch. The heart of the home is the stunning, fully renovated kitchen, complete with granite countertops, LG stainless steel appliances, upgraded taps and sinks, and a built-in coffee station—perfect for daily comfort and entertaining alike.

This home has been extensively updated to offer both style and peace of mind. All Poly-B plumbing has been professionally replaced with PEX, and the exterior has been refreshed with new siding and vinyl windows for enhanced curb appeal and efficiency. Interior upgrades include new casing and baseboards, stylish Aberdeen interior doors, upgraded entry



doors, Weiser Halifax hardware, and modern light fixtures throughout, including a grand chandelier in the front foyer.

The bathrooms have also been fully remodeled, with the luxurious primary ensuite featuring a stand-alone soaker tub for the ultimate in relaxation. Additional thoughtful features include custom shelving, solid hanger rods in the closets, and a spacious rear deck surrounded by mature trees, offering a private and tranquil outdoor living space.

Nestled in a peaceful, established community with great neighbours, this move-in-ready home combines luxury, location, and lifestyle. Don't miss your opportunity to own this incredible property in the heart of Christie Park.



Built in 1990

### Essential Information

MLS® #	A2231242
Price	\$949,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,933
Acres	0.12
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	112 Christie Park Manor Sw
Subdivision	Christie Park
City	Calgary
County	Calgary



Province	Alberta
Postal Code	T3H 2E8

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, On Street, Concrete Driveway
# of Garages	2

### Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, See Remarks, Soaking Tub, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Range, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Playground, Private Yard
Lot Description	Corner Lot, Few Trees, Landscaped, Lawn, Rectangular Lot, See Remarks, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 22nd, 2025
Days on Market	15
Zoning	R-CG

### Listing Details

Listing Office	TREC The Real Estate Company
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