

# \$450,000 - 243 Christie Park Mews Sw, Calgary

MLS® #A2225703

**\$450,000**

2 Bedroom, 2.00 Bathroom, 1,350 sqft

Residential on 0.00 Acres

Christie Park, Calgary, Alberta

Welcome to Christie Park Mews! This 3-level, 2-bedroom + den, 1.5-bath townhouse offers a smart layout, generous storage, and a prime location. The entry-level features a welcoming foyer and access to the attached garage, complete with a workshop area and extra storage space. Up on the second level, enjoy laminate flooring throughout the bright and open main living area, including a cozy living room with a gas fireplace, a spacious dining room, functional kitchen, convenient laundry area, and a 2-piece bath. The top floor features two roomy bedrooms, including a large primary with direct access to the 4-piece cheater ensuite, which also serves the second bedroom. Rounding up this level is a spacious den that offers flexible space for a home office, hobby room, or reading nook. Newer windows have been installed, and the home is ready for your finishing touches. This well-run complex is ideally situated near the C-Train station, Sunterra Market, top-rated schools, and offers quick access to Westhills shopping and Stoney Trail. Don't miss a great opportunity in desirable Christie Park!

Built in 1994

## Essential Information

MLS® #                    A2225703

Price                     \$450,000

Bedrooms              2



|                |               |
|----------------|---------------|
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,350         |
| Acres          | 0.00          |
| Year Built     | 1994          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 243 Christie Park Mews Sw |
| Subdivision | Christie Park             |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3H 3H2                   |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Trash, Visitor Parking   |
| Parking Spaces | 2  |
| Parking        | Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Parking Pad, See Remarks, Single Garage Attached, Workshop in Garage |
| # of Garages   | 1  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, Jetted Tub, No Smoking Home, Storage  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Family Room, Gas   |
| Basement          | None   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Other  |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, See Remarks |
| Roof              | Asphalt Shingle  |
| Construction      | Stucco, Wood Frame   |
| Foundation        | Poured Concrete  |

### **Additional Information**

|             |                 |
|-------------|-----------------|
| Date Listed | June 24th, 2025 |
| Zoning      | DC (pre 1P2007) |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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