



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**99 CHRISTIE Point #87, Calgary T3H 3K8**

MLS® #: **A2144395**

Area: **Christie Park**

Listing Date: **06/25/24**

List Price: **\$650,000**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 12-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**  
Year Built: **1996**

Lot Information  
Lot Sz Ar: **3,648 sqft**  
Lot Shape:

Access: **Cul-De-Sac,Front Yard,Lawn,Street Lighting,Rectangular Lot,Views**  
Lot Feat: **Double Garage Attached**  
Park Feat:

DOM

**95**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 1)**  
Style: **Bungalow,Side by Side**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Stucco,Wood Frame**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**  
Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Stove,Garburator,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Double Vanity,Kitchen Island,Open Floorplan,Pantry,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>20`4" x 15`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>21`6" x 13`5"</b>
<b>Den</b>	<b>Main</b>	<b>10`8" x 7`0"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>15`9" x 6`8"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`8" x 10`0"</b>
<b>4pc Ensuite bath</b>	<b>Basement</b>	<b>13`0" x 11`10"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>12`7" x 12`0"</b>
<b>Office</b>	<b>Main</b>	<b>10`9" x 10`2"</b>
<b>Laundry</b>	<b>Basement</b>	<b>10`3" x 8`7"</b>
<b>Bedroom - Primary</b>	<b>Basement</b>	<b>19`10" x 14`5"</b>
<b>4pc Ensuite bath</b>	<b>Basement</b>	<b>8`0" x 5`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>8`10" x 5`3"</b>

Legal/Tax/Financial

Condo Fee:  
**\$443**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC (pre 1P2007)**

Legal Desc: **9512707**

Remarks

Pub Rmks: **Welcome to Christie Point, an idyllic community tailored for those embracing a carefree retirement lifestyle. This charming 90s villa awaits your personal touch and boasts an inviting open floor plan, ideal for hosting family gatherings and entertaining guests. The spacious kitchen, perfect for creating delicious homemade meals and treats. Adjacent to the kitchen, a cozy dining nook bathed in natural light invites you to savour leisurely afternoon teas by a large arched window. The living room features built-in shelving, perfect for displaying cherished family memories and milestones. A dedicated formal dining area ensures ample space for family dinners and festive celebrations. Completing this level, you'll find a convenient office, den, powder room, and a double attached garage, providing both comfort and practicality in this delightful retirement retreat. With the generous space available on this first level, you have an exciting opportunity to customize and expand, potentially adding a primary bedroom that suits your lifestyle. Additionally, you can keep the two existing bedrooms downstairs as guest rooms. The walk-out lower level features a spacious primary, complete with a generously sized bedroom and an ensuite featuring a dual vanity, walk-in shower, and a sizeable walk-in closet. Another bedroom on this level also boasts an ensuite bathroom and walk-in closet, accompanied by a convenient laundry/flex room. Step outside to enjoy outdoor living options, whether on the south-facing main floor deck for sunshine or the shaded patio below for cooler relaxation. Embrace stunning mountain views and all-day sun, making this the perfect place to spend your days, especially before travelling to warmer climates during snowbird season. Don't miss out on the opportunity to make this lovely villa your home.**

Inclusions:  
Property Listed By: **Garage Door Open & Remote, Built-In Speakers, RE/MAX House of Real Estate**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







