



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**37 CHRISTIE Gardens, Calgary T3H3B5**

MLS®#: **A2173460**      Area: **Christie Park**      Listing Date: **10/25/24**      List Price: **\$689,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **1992**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,418**  
 Low Sqft:  
 Ttl Sqft: **1,418**

DOM

**27**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey,Side by Side**

Parking

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

Access:  
 Lot Feat: **Landscaped,Street Lighting,Private,Treed**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Brick,Stucco,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer**  
 Int Feat: **Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Skylight(s),Soaking Tub**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	14`2" x 5`7"	Living Room	Main	11`3" x 17`9"
Dining Room	Main	8`5" x 13`1"	Kitchen	Main	9`10" x 14`3"
Dinette	Main	9`10" x 9`6"	2pc Bathroom	Main	12`11" x 5`3"
Bedroom - Primary	Main	12`11" x 14`1"	4pc Ensuite bath	Main	7`5" x 8`4"
Walk-In Closet	Main	7`7" x 6`11"	Bedroom	Main	12`8" x 12`0"
3pc Bathroom	Main	7`11" x 7`11"	Game Room	Basement	16`1" x 35`1"
Storage	Basement	20`3" x 15`5"	Furnace/Utility Room	Basement	5`8" x 18`11"

Condo Fee:  
**\$611**

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

Zoning:  
**DC**

Legal Desc: **9312054**

Remarks

Pub Rmks: **FABULOUS BUNGALOW, FULLY FINISHED, OVER 2200 SQ FT, WITH MANY UPDATES AND EASY TO CLOSE UP A 3RD BDRM DOWNSTAIRS. Walking in your will immediately fall in love with the hardwood flooring, floor plan and with a huge skylight above. The living room is spacious, big enough to fit your big furniture and there's a gas fireplace to warm up to in the cold winter months. The dining room will fit a large, long table for big family meals. The kitchen has white cabinetry, stove with dbl oven, granite counters, plenty of counter space, a separate pantry in the hall, and an eating area, that looks out to the balcony with access from a sliding glass door. It's peaceful, quiet and private, being the end unit with grass, trees and fence all around you. You will definitely be able to relax here. The Primary bdrm will fit your Kingsize bdrm set, and with a large walk-in closet and 4-piece bath featuring a walk-in tub and shower for those with mobility issues. The 2nd bdrm is spacious, perfect for bunk beds. The 2-piece bathroom has laundry and storage making it very convenient. Downstairs the rec room is huge, with an area set aside for a bed, could easily be made into a bedroom with a walk and door, and closet put in. There's a 3-piece bathroom, storage, Radon Mitigation System and flex area with 2020 hot water tank. The sellers will also be leaving the 2 portable air conditions for the buyer's comfort. The dbl garage is high for extra shelving and room for tires. There's also parking for 2 vehicles int he driveway in front. This is a very quiet location steps from LRT, Sunterra Market and shopping. Minutes to downtown. With over a half a million in the reserve fund, don't miss this beautiful townhouse.**

Inclusions: **2 Portable AC Units, Radon Mitigation System, Shoe Racks in Primary BDRM, Peg Boards and Shelving in Garage**

Property Listed By: **One Percent Realty**

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













