

65 CHRISTIE PARK View, Calgary T3H 2Y7

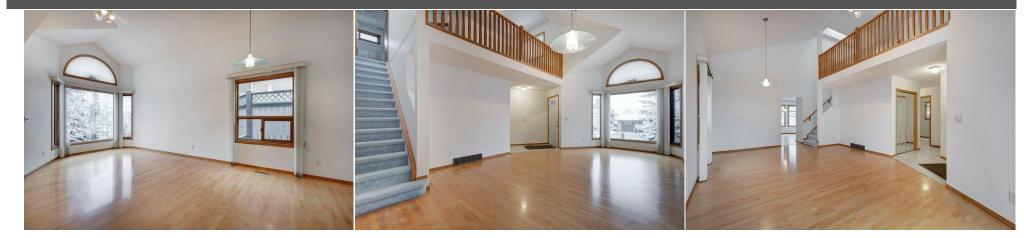
| MLS®#: | A2183586 | Area: | Christie Park | Listing Date: | 12/19/24 | l | List Price: | \$778,000 | | | |
|---------|----------|---------|---------------|---|----------|--|-------------|---|----------------------|---|---|
| Status: | Active | County: | Calgary | Change: | None | ļ | Associatior | Fort McMurray | | | |
| | | | | General Info Prop Type: Sub Type: City/Town: Year Built: Lot Informa Lot Sz Ar: Lot Shape: | | Residential Detached Calgary 1991 4,111 sqft | | <u>Finished Floor Area</u> Abv Sqft: Low Sqft: Ttl Sqft: | 2,027 2,027 | DOM 2 Layout Beds: Baths: Style: Parking Ttl Park: Garage Sz: | 2 (2) 3.0 (2 2) 2 Storey Split 4 2 |
| | | | | Access: Lot Feat: Park Feat: | | Back Yard,F Remarks Double Gara | | | tenance Landscape,La | - | - nting,Rectangular Lot,See |

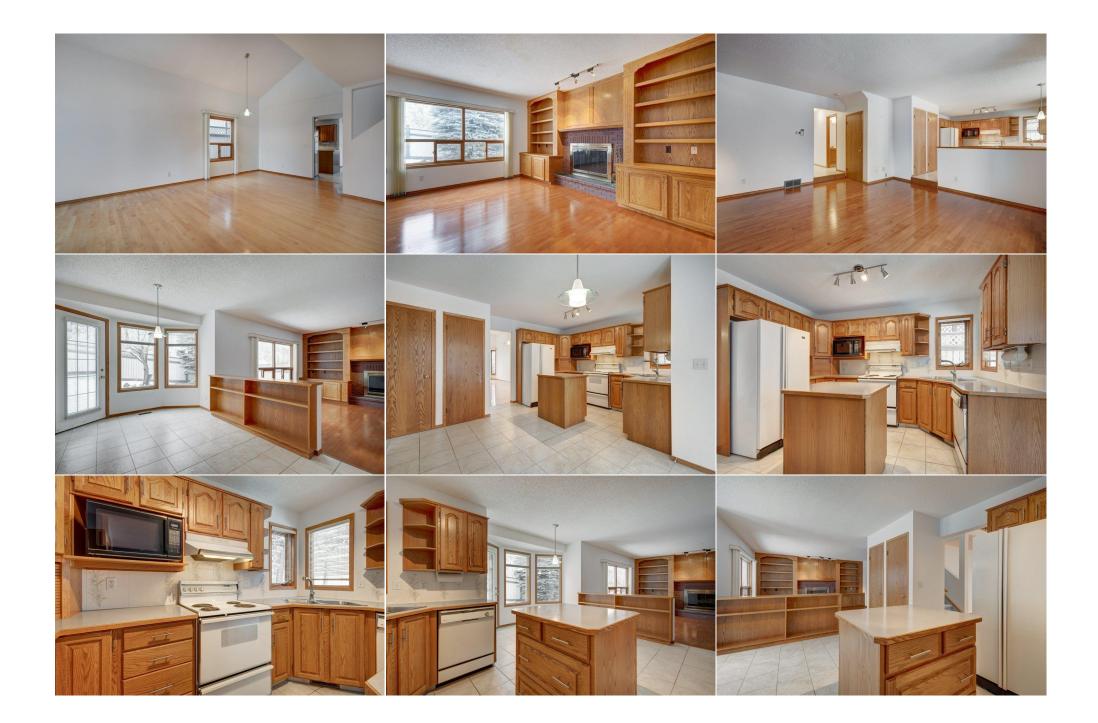
Utilities and Features

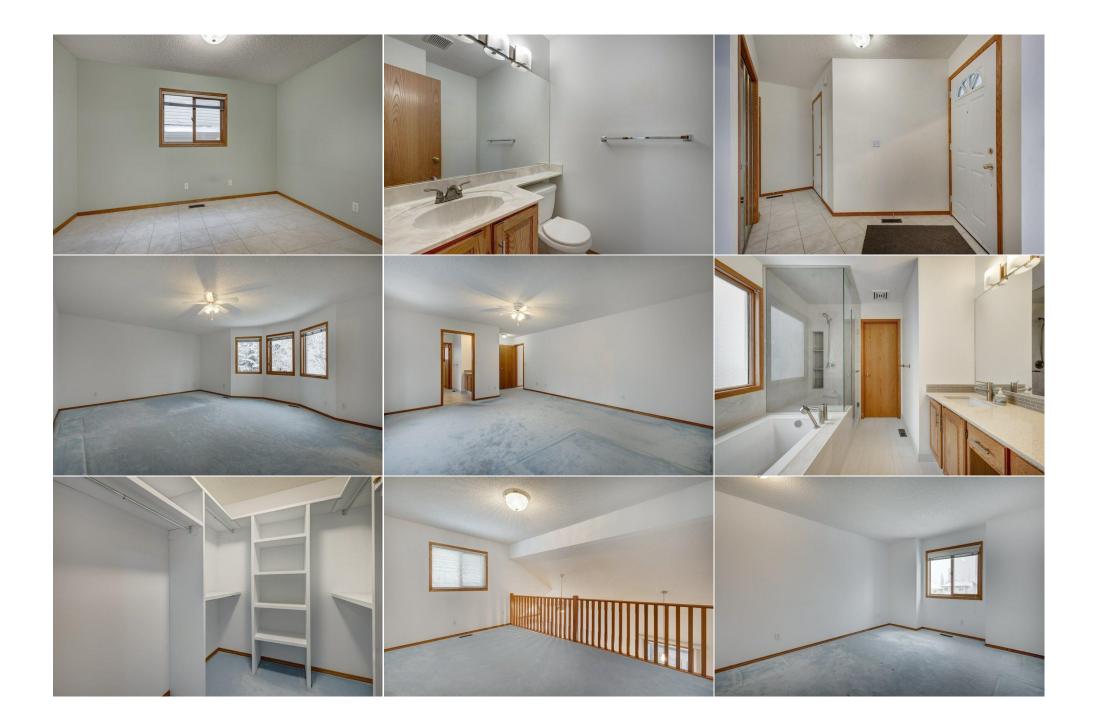
| Roof: Asphalt Shingle | | | Construction: | | | | | | | |
|--|-------------------|--|--|--|--|--|--|--|--|--|
| Heating: Forced Air | | | | Brick,Stucco,Wood Frame | | | | | | |
| Sewer: | | | | Flooring: | Flooring: | | | | | |
| Ext Feat: | Private Yard, Sto | Private Yard,Storage | | | Carpet, Ceramic Tile, Hardwood, Linoleum | | | | | |
| | | | | Water Source: | | | | | | |
| | | | | Fnd/Bsmt: | | | | | | |
| | | | | Poured Concrete | Poured Concrete | | | | | |
| Kitchen Appl: | | Dishwasher,Dryer,Refrigerator,Stove(s),Washer,Window Coverings | | | | | | | | |
| Int Feat: Bookcases,Built-in Features,Ceiling Fan(s),Central Vacu | | | um,Closet Organizers,French Door,High Ceilings,Kitchen Island,Natural Woodwork,No Smoking | | | | | | | |
| Int Feat: | | Bookcases, Built-in Fe | eatures,Ceiling Fan(s),Central Vacuu | ım,Closet Organizers,French Door,H | ligh Ceilings,Kitchen Island | ,Natural Woodwork,No Smoking | | | | |
| Int Feat: | | | eatures,Ceiling Fan(s),Central Vacuu torage,Vaulted Ceiling(s),Walk-In Cl | • | ligh Ceilings,Kitchen Island | ,Natural Woodwork,No Smoking | | | | |
| | | | · • | • | ligh Ceilings,Kitchen Island | ,Natural Woodwork,No Smoking | | | | |
| | | | · • | • | ligh Ceilings,Kitchen Island | ,Natural Woodwork,No Smoking | | | | |
| Utilities: | | | · • | oset(s) | ligh Ceilings,Kitchen Island | ,Natural Woodwork,No Smoking Dimensions | | | | |
| Utilities: | n | Home,Soaking Tub,S | torage,Vaulted Ceiling(s),Walk-In Cl | oset(s) Room Information | | | | | | |
| Utilities: <u>Room</u> 2pc Bathroom | | Home,Soaking Tub,S | torage,Vaulted Ceiling(s),Walk-In Cl Dimensions | oset(s) Room Information <u>Room</u> | Level | Dimensions | | | | |
| Int Feat: Utilities: <u>Room</u> 2pc Bathroom Family Room Kitchen | | Home,Soaking Tub,S Level Main | torage,Vaulted Ceiling(s),Walk-In Cl <u>Dimensions</u> 5`0" x 5`11" | oset(s) Room Information Room Dining Room | <u>Level</u> Main | Dimensions 13`8" x 9`5" | | | | |
| Utilities: <u>Room</u> 2pc Bathroom Family Room Kitchen | | Home,Soaking Tub,S Level Main Main | torage,Vaulted Ceiling(s),Walk-In Cl <u>Dimensions</u> 5`0" x 5`11" 15`6" x 15`11" | oset(s) Room Information Room Dining Room Foyer | <u>Level</u> Main Main | Dimensions 13`8" x 9`5" 4`4" x 8`0" | | | | |
| Utilities: <u>Room</u> 2pc Bathroom Family Room | | Home,Soaking Tub,S Level Main Main Main | torage,Vaulted Ceiling(s),Walk-In Cl <u>Dimensions</u> 5`0" x 5`11" 15`6" x 15`11" 15`8" x 16`0" | oset(s) Room Information Room Dining Room Foyer Living Room | <u>Level</u> Main Main Main | Dimensions 13`8" x 9`5" 4`4" x 8`0" 13`8" x 14`4" | | | | |

| Walk-In Closet Den Storage | Second Basement Basement | 7`6" x 6`7" 15`10" x 16`6" 15`9" x 5`8" | 2pc Bathroom Game Room Furnace/Utility Room Legal/Tax/Financial | Basement Basement Basement | 5`11" x 4`3" 29`11" x 15`1" 13`10" x 13`9" |
|---|---|---|--|--|--|
| Title: Fee Simple Legal Desc: | 9012061 | Zoning: R-CG | | | |
| | | | Remarks | | |
| Pub Rmks: Inclusions: Property Listed By: | years. It is located jus schools, parks and wa eating area as well as french doors. The sec separate shower/soak dining room area. This house was built by Cic large rec room in the | t blocks from amenities such as Su lking/bike paths . Walking in the f the living room are all located off ond storey has a large primary bec er tub. You will also find a second s area could easily be transformed lex Homes. The windows are quite | unterra grocery, coffee shops, medica ront door you will love the vaulted ce the back of the home with views of t droom with a huge walk-in closet and update 4 piece bathroom, a second b into a third bedroom or left as famil deep bringing in good light. There is rivate and it has been beautifully lan | al establishments and conv eilings and openness of the the private backyard. Tucke fully updated ensuite feat bedroom, as well as a lofted y flex space. It is believed t s a bathroom, laundry room | has been very well looked after over the eniently located near city transit as well as family room and dining room. The kitchen, ed out of the way is a private office with uring infloor heating and d bonus space that looks over the living room that the basement was developed when the h/furnace room, extra storage room and a rock, hardy bushes/ plants and a cedar deck. |

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