



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6931 CHRISTIE ESTATE Boulevard, Calgary T3H2S2**

MLS®#: **A2207373**

Area: **Christie Park**

Listing Date: **04/03/25**

List Price: **\$1,099,800**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1989**

Lot Information

Lot Sz Ar: **6,512 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,394**  
Low Sqft:  
Ttl Sqft: **2,394**

DOM

**17**

Layout

Beds: **4 (3 1 )**  
Baths: **4.0 (4 0)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Gazebo,Landscaped,Lawn,Private,Rectangular Lot,Treed**  
Park Feat: **Double Garage Attached,Front Drive,Garage Faces Front,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line,Garden,Lighting,Private Yard,Storage**

Construction: **Brick,Stucco,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer**  
Int Feat: **Built-in Features,Central Vacuum,Granite Counters,High Ceilings,Jetted Tub,No Smoking Home,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Breakfast Nook</b>	<b>Main</b>	<b>9`10" x 14`1"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`7" x 8`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`0" x 14`3"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>10`11" x 8`5"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>18`8" x 14`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`7" x 14`6"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>13`5" x 13`0"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>12`2" x 10`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`10" x 11`11"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`11" x 7`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`9" x 13`7"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>8`10" x 5`0"</b>
<b>Storage</b>	<b>Basement</b>	<b>6`0" x 2`11"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>6`2" x 8`1"</b>

Family Room  
Office  
3pc Bathroom  
Game Room

Main  
Main  
Lower  
Basement

19`6" x 12`0"  
11`9" x 11`1"  
10`4" x 5`9"  
16`10" x 30`1"

Laundry  
Bedroom  
Pantry

Main  
Second  
Basement

6`5" x 7`5"  
10`8" x 15`10"  
10`9" x 4`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8810784**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**Stunning Renovated Home in Prestigious Christie Park Estates! Welcome to this immaculate 4-bedroom, 4-bathroom home, extensively updated and meticulously maintained. Nestled in the highly sought-after Christie Park Estates, this home offers a perfect blend of elegance, comfort, and modern upgrades. Step inside to a bright living room with soaring vaulted ceilings and site-finished hardwood floors throughout the main level. The spacious dining room is ideal for entertaining, while the chef-inspired kitchen boasts stainless steel appliances, ample cabinetry, and beautiful granite countertops—perfect for culinary enthusiasts. The inviting family room features custom built-ins and a cozy gas fireplace, creating a warm and welcoming ambiance. Upstairs, you'll find two generously sized bedrooms, a stylish full bathroom, and a luxurious primary suite with a walk-in closet and a spa-like ensuite. The fully developed basement includes a large recreation room with a second gas fireplace, a spacious fourth bedroom, and an additional full bathroom—offering flexibility for guests, a home gym, or a media room. This home has undergone over \$150K in upgrades, including: New roof (2018) Two new furnaces & AC units (2024) New 2nd-floor carpet, site-finished oak flooring & baseboards (2024) Professionally painted exterior and interior New Hot water tank (2024) The sun-drenched south-facing backyard is perfect for outdoor gatherings, offering privacy and plenty of space to relax and entertain. Located just minutes from downtown, close to transit, top-rated public and private schools (within 1km), and all amenities, this home truly is move-in ready!**

Inclusions:  
Property Listed By:

**N/A**  
**Real Estate Professionals Inc.**

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









