

# \$759,999 - 96 Christie Park Hill Sw, Calgary

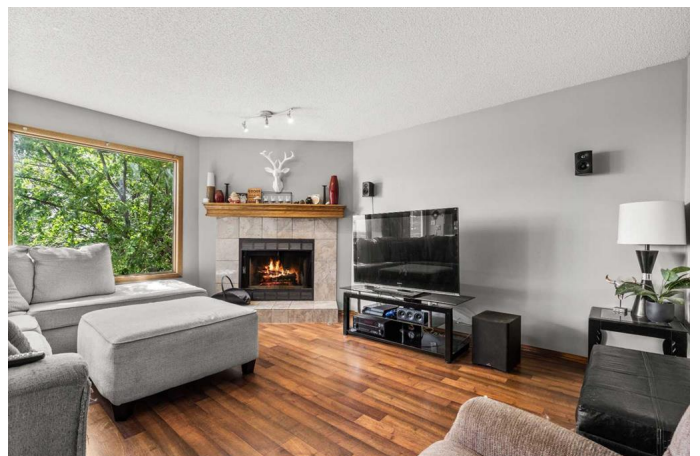
MLS® #A2236552

## \$759,999

5 Bedroom, 4.00 Bathroom, 1,967 sqft  
Residential on 0.10 Acres

Christie Park, Calgary, Alberta

PRICE REDUCED! Opportunity knocks in Christie Park! This is your chance to own in one of Calgary's most sought-after SW communities with a home full of potential. With over 2,800 sq ft of developed space, including a fully finished walkout basement, this 5 bedroom, 3.5 bath property is a true 'fixer upper' ready for transformation. The main floor was updated once previously, featuring rich hardwood throughout. A spacious front foyer welcomes you in, leading to a bright family room with a large window that overlooks the front porch. The living room is sprawling in size and features a cozy wood burning fireplace — perfect for those cold winter nights. The kitchen offers ample storage with warm maple cabinetry and great layout potential. A main floor office (or formal dining room), convenient half bath, and main floor laundry complete the level. Upstairs, renovations have already begun—the space has been mostly gutted, giving you a head start to create your dream layout. The second upstairs bathroom is already updated, and the primary ensuite is mid-reno and waiting for your finishing touches. The walkout basement offers two more great sized bedrooms, a full bathroom, and plenty of additional living space with a dry bar for entertaining. But the real showstopper? The lot and location! Set on a large lot with mature trees, and no rear neighbours, this home overlooks 17th Avenue with city and downtown views. Steps from the Sirocco C-Train, across from Sunterra Market and



other great amenities and a 2 minute drive to Westside Recreation Center and Ernest Manning High School, this is a rare find. Ideal for builders, flippers, or handy buyers! This is your opportunity to create something truly special.

Built in 1989

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2236552    |
| Price          | \$759,999   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,967       |
| Acres          | 0.10        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 96 Christie Park Hill Sw |
| Subdivision | Christie Park            |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3H 2V4                  |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | Bar, Central Vacuum, Separate Entrance, Soaking Tub, Storage, |
|-------------------|---------------------------------------------------------------|

|                 |                                                                                               |
|-----------------|-----------------------------------------------------------------------------------------------|
|                 | Walk-In Closet(s)                                                                             |
| Appliances      | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating         | Forced Air                                                                                    |
| Cooling         | None                                                                                          |
| Fireplace       | Yes                                                                                           |
| # of Fireplaces | 1                                                                                             |
| Fireplaces      | Wood Burning                                                                                  |
| Has Basement    | Yes                                                                                           |
| Basement        | Exterior Entry, Finished, Full, Walk-Out                                                      |

## Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Fire Pit, Garden, Private Yard                                             |
| Lot Description   | Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, No Neighbours Behind, Views |
| Roof              | Asphalt Shingle                                                                     |
| Construction      | Brick, Vinyl Siding, Wood Frame                                                     |
| Foundation        | Poured Concrete                                                                     |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 26             |
| Zoning         | R-CG           |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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