

# \$799,800 - 72 Christie Park Hill Sw, Calgary

MLS® #A2235632

**\$799,800**

4 Bedroom, 3.00 Bathroom, 1,569 sqft

Residential on 0.13 Acres

Christie Park, Calgary, Alberta

This beautifully updated 4-level split offers incredible 180-degree views of Downtown Calgary and the South City, perched perfectly on a hill in desirable Christie Park.

Step into a bright and inviting main floor featuring a spacious living room that flows into a formal dining area—perfect for entertaining. The kitchen boasts ample cabinetry, a new fridge, modern backsplash, and elegant quartz countertops. A cozy breakfast nook offers unmatched panoramic city views, making every meal a treat.

You'll love the vinyl plank flooring that runs throughout the main level and into the upper primary bedroom, which comes complete with a full en-suite and stunning cityscape views. Two additional kids' bedrooms feature brand-new carpet and share a full bathroom. The third level is fully finished and offers a warm and cozy family room with a fireplace, direct access to the outdoor deck, and, once again, incredible views of downtown Calgary. A spacious bedroom is also located on this level—ideal for guests or teens.

The lower level is bright and versatile, featuring a flex room perfect for a home office, hobby space, playroom, or guest bedroom. A spacious hallway leads to another full bathroom and a large, functional laundry room. Family-friendly neighborhood with easy access to 17th Ave SW, Sarcee Trail, and downtown. Schools, amenities, and public transit at your doorstep. Come see this inviting, updated home and make it yours today!



Built in 1989

## Essential Information

MLS® #	A2235632
Price	\$799,800
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,569
Acres	0.13
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

## Community Information

Address	72 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	French Door, High Ceilings, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Other
Lot Description	Corner Lot, Irregular Lot, No Neighbours Behind, Views, Sloped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 29th, 2025
Days on Market	15
Zoning	R-CG

**Listing Details**

Listing Office	Premiere Realty Direct
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