

**238 Christie Park Mews SW**  
**Calgary, Alberta****MLS # A2213617****\$485,000**

<b>Division:</b>	Christie Park		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,506 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Garage Faces Front, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 414
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Laminate Counters, Soaking Tub, Storage		

**Inclusions:** None

Welcome to this beautifully updated 2 bedroom, 1.5 bathroom end-unit townhouse nestled in the sought after community of Christie Park. Backing onto greenspace, this spacious home offers both privacy and a connection to nature. Step inside to discover new laminate flooring and modern light fixtures that enhance the home's bright and neutral palette. The open concept living and dining areas are perfect for entertaining, while the well appointed kitchen offers ample storage and functionality. A wood burning fireplace, laundry, and a half bath complete the main floor. Upstairs, you'll find two generously sized bedrooms, including a large primary bedroom with a cheater 4 piece ensuite featuring a large soaking tub. A versatile flex space on the upper level provides the ideal setting for a home office, bonus room, or could be converted into a third bedroom to suit your needs. Additional highlights include an attached single garage with driveway parking for a second vehicle, and easy access to the Christie Park Ravine&mdash;perfect for morning walks. Located just minutes from top tier amenities such as Aspen Landing, Signal Hill Centre, and West Market Square, you'll enjoy a variety of shopping, dining, and recreational options at your fingertips. The nearby Westside Recreation Centre offers a pool, ice rinks, and fitness facilities, while easy access to the West LRT station and major routes like 17th Avenue SW and Sarcee Trail make commuting a breeze. Experience the perfect blend of comfort, convenience, and community in this exceptional Christie Park townhouse.