

**325 Christie Park Mews SW
Calgary, Alberta****MLS # A2214703****\$475,000**

Division:	Christie Park		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,348 sq.ft.	Age:	1994 (31 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Greenbelt, Landscaped		
Heating:	Forced Air, Natural Gas		Water: -
Floors:	Carpet, Laminate, Tile		Sewer: -
Roof:	Asphalt Shingle		Condo Fee: \$ 414
Basement:	None		LLD: -
Exterior:	Stucco		Zoning: DC
Foundation:	Poured Concrete		Utilities: -

Features: Ceiling Fan(s), Central Vacuum, No Smoking Home, Open Floorplan, Soaking Tub, Storage**Inclusions:** None

Welcome to this well maintained 3 BEDROOM END UNIT townhouse with a heated ATTACHED GARAGE, surrounded by green space, has AIR CONDITIONING and an excellent 10/10 location in the heart of Christie Park near schools, green space, walking/biking paths, parks, Sirocco C-Train Station (LRT), shopping, restaurants and playgrounds. The main living space greets you with updated laminate flooring, updated paint, extra natural sunlight (because it is an end unit with added windows), that seamlessly connects the living room with a gas fireplace to the dining room, bright white kitchen that has been updated with stainless steel appliances, half bathroom, laundry closet and rear deck that is SOUTH backing on to a slice of green space. The upper level with 3 bedrooms has upgraded carpet throughout including the large primary bedroom oasis connecting directly to a 4-piece bathroom with updated flooring, a deep soaker tub and a shower. The lower level rocks the attached garage and a flex room at the rear of the garage that is currently being used as a gym/exercise space and it is also hosting the home's mechanical. This rare to find Christie Park 3 bedroom home with a single attached garage and A/C truly is the definition of PRIDE OF HOMEOWNERSHIP, every aspect of this home has been well maintained - it's refreshing to see a townhouse style home in great shape and with such an excellent location at this price point!