

72 Christie Park Hill SW  
Calgary, Alberta

MLS # A2235632



**\$799,800**

<b>Division:</b>	Christie Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,569 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Corner Lot, Irregular Lot, No Neighbours Behind, Sloped, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	French Door, High Ceilings, Quartz Counters		

**Inclusions:** n/a

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!