

96 Christie Park Hill SW  
Calgary, Alberta

MLS # A2236552



**\$759,999**

<b>Division:</b>	Christie Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,967 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, No Neighbours Be		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<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>	Bar, Central Vacuum, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** TV Wall mounts, Window Coverings

**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 &mdash; 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&mdash;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.