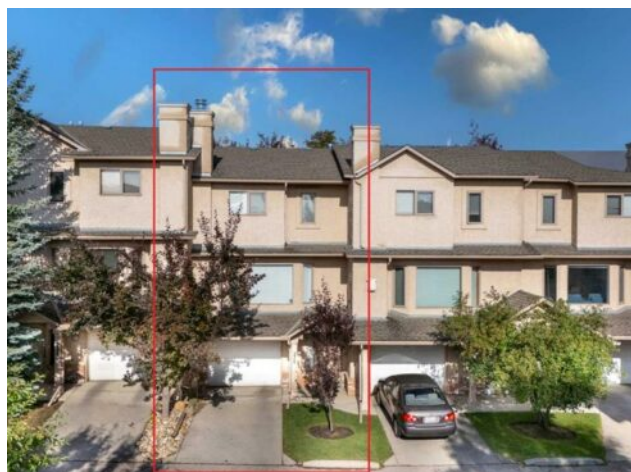


**234 Christie Park Mews SW**  
**Calgary, Alberta**

**MLS # A2243550**



**\$449,900**

|                  |                                                                |               |                   |
|------------------|----------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Christie Park                                                  |               |                   |
| <b>Type:</b>     | Residential/Four Plex                                          |               |                   |
| <b>Style:</b>    | 2 Storey                                                       |               |                   |
| <b>Size:</b>     | 1,346 sq.ft.                                                   | <b>Age:</b>   | 1994 (31 yrs old) |
| <b>Beds:</b>     | 2                                                              | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Driveway, Single Garage Attached                               |               |                   |
| <b>Lot Size:</b> | -                                                              |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, Front Yard, Landscaped, Open Lot, Treed |               |                   |

|                    |                                 |                   |                 |
|--------------------|---------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Forced Air, Natural Gas         | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate  | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | \$ 414          |
| <b>Basement:</b>   | None                            | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Concrete, Stucco, Wood Frame    | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -               |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |                 |

**Inclusions:** None

**\*\*\*OPEN HOUSE AUGUST 23RD 11-2PM\*\*\*** LOCATION, LOCATION, LOCATION &mdash; WOW! Welcome to your dream home in the heart of Christie Park Estates, one of SW Calgary's most sought-after communities. This beautifully renovated, air-conditioned and impeccably maintained townhome offers a rare blend of style, space, and unbeatable convenience. Just a short stroll to the Sirocco LRT station, this home places you mere minutes from everything &mdash; yet nestled in a serene, upscale neighborhood. Step inside and you'll be greeted by a bright, open-concept living space with Ceramic Tile, Carpet, Laminated floors, designer light fixtures, and a cozy fireplace framed by a large East-facing window that floods the room with morning sun. The modern kitchen is a delight, seamlessly connecting to the casual dining area &mdash; perfect for hosting family and friends. A powder room and laundry complete the main floor for added convenience. Upstairs, you'll find two generously sized bedrooms and a spacious full bathroom, offering comfort and privacy. The location truly sets this home apart. You're walking distance to Sunterra Market, West Market Square, top-rated schools (including Ernest Manning High School), and so much more. Within a 15-minute drive are universities, private schools, three major hospitals, and downtown Calgary. Love the outdoors? You'll enjoy the nearby pathways, ravines, parks, and athletic facilities &mdash; ideal for an active lifestyle. And with low condo fees, this property is as practical as it is beautiful. This is more than a home &mdash; it's a chance to elevate your lifestyle. Move-in ready and waiting for you!