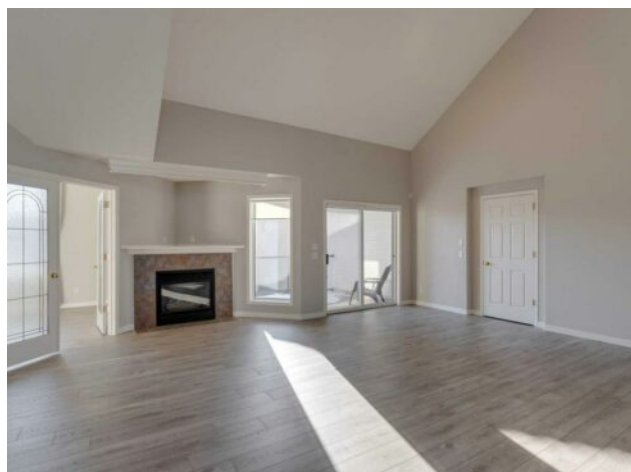


20, 5616 14 Avenue SW  
Calgary, Alberta

MLS # A2209439



# \$419,900

Division:	Christie Park		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,270 sq.ft.	Age:	1997 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 635
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Laminate Counters, Open Floorplan, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome to The Lookout at Christie Park - a beautifully kept townhome enclave in one of Calgary's most sought-after westside communities. This upper-level, stacked bungalow offers over 1,270 sq.ft. of bright, airy living space with soaring vaulted ceilings, expansive windows, and a flowing open-concept layout. Luxury vinyl plank flooring runs throughout the main areas, including a spacious living room with gas fireplace, ample room for a designated dining area, and a sunny private balcony. The kitchen is well-equipped with Whirlpool stainless steel appliances (including range and microwave/hoodfan), generous cabinetry, and a walk-in pantry. The primary suite features a walk-in closet and a spacious ensuite with soaker tub and separate shower. A second bedroom with direct access to the second full bath offers flexibility for guests or a home office. Both bathrooms are finished with luxury vinyl tile and feature tile splashes. Additional conveniences include in-suite laundry and an attached single garage. Just steps from the Sirocco LRT, West Market Square, and parks, with easy access to downtown, Westhills, and Stoney Trail.