\$1,235,000 - 319 Christie Knoll Point, Calgary

MLS® #A2201913

\$1,235,000

5 Bedroom, 4.00 Bathroom, 2,884 sqft Residential on 0.21 Acres

Christie Park, Calgary, Alberta

Public Remarks: Great south facing property located in the heart of Christie park. Easy access to all schools, Strathcona Square Shopping centre, Westside Recreation centre, Calgary Academy, Rundle College, Webber Academy , Ernest Manning High Schooland train station. Total living space more than 4400sft. This property located in a cul-de sac area that allows activities without any noise travelling through the house. Pocket doors and french doors provide the rooms privacy and peace! The Foyer is a double door airlock entry opening. (perfect in the cold days as we are now in). Curving staircase in front of the lobby for going up and down. On the right of the lobby is a decent size living space with wood burning fireplace, enjoy the time to chat with your friends here. Double doors from the living room and the hallway open to the now converted formal dining room to a music room with a West bay window. Off the music room and leading to the deck is a 3 season sunroom. An office with built ins and sunny bay window is situated off the entrance and opens to the kitchen. A 3-piece bath and a walk in closet are off the foyer and double garage, with 2 9ft. wide doors plus a back door. Take a walk down the hall and you will find yourself in a beautiful kitchen accompanied by high ceilings, an island and a door out to the deck. To upstair, you will find laundry room with massive bedrooms (both with bay windows and one with a built in desk). You will also find a 5 piece bathroom with a







pocket door to the tub. The master bedroom has a south bay window PLUS east and west windows; a walk-in closet and a 5 piece ensuite with a bidet. Newly renovated walk-out basement with two bedrooms, full size kitchen, 3pieces bath room and huge family room. Great opportunity to own this exclusive Christie Estates! Call your favorite realtor to book a showing now!!!!

Built in 1989

Essential Information

MLS® # A2201913 Price \$1,235,000

Bedrooms 5
Bathrooms 4.00

Full Baths 4

Square Footage 2,884
Acres 0.21
Year Built 1989

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 319 Christie Knoll Point

Subdivision Christie Park

City Calgary
County Calgary
Province Alberta
Postal Code T3H 2V2

Amenities

Parking Spaces 2

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Ceiling Fan(s), Kitchen Island, Walk-In Closet(s)

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop,

Microwave, Refrigerator, Washer

Heating Forced Air Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Playground, Private Yard

Lot Description Back Yard, Cul-De-Sac, Few Trees, Lawn

Roof Cedar Shake
Construction Brick, Stucco

Foundation Poured Concrete

Additional Information

Date Listed March 12th, 2025

Days on Market 21

Zoning RCG

Listing Details

Listing Office Homecare Realty Ltd.

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