

# \$475,000 - 13, 5616 14 Avenue Sw, Calgary

MLS® #A2236273

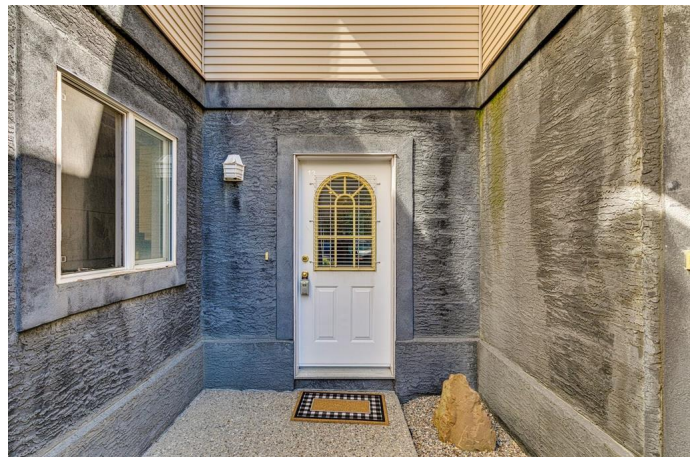
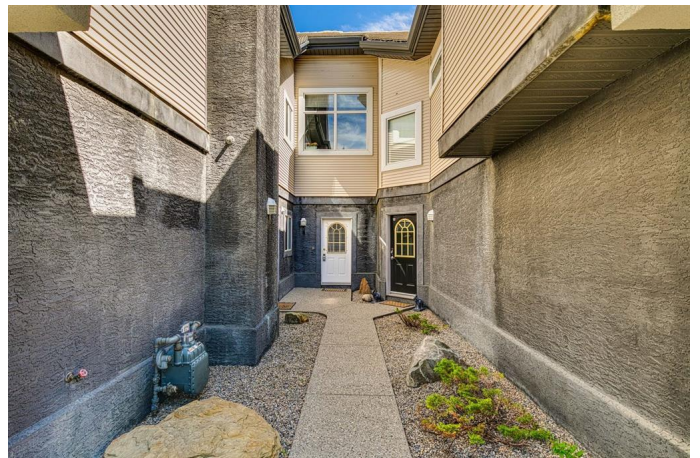
**\$475,000**

2 Bedroom, 2.00 Bathroom, 1,212 sqft

Residential on 0.00 Acres

Christie Park, Calgary, Alberta

Welcome to this beautifully maintained villa-style bungalow townhouse with a single attached garage, perfectly located in the heart of Christie Park. Enjoy unparalleled convenience just steps from top rated schools, scenic parks, Sirocco LRT Station, Sunterra Market, shopping, and a variety of restaurants. Inside, you'll find a functional open concept layout with laminate flooring and large windows that drench the home with natural light. The spacious living room centres around a cozy gas fireplace, creating a warm and inviting atmosphere. Adjacent, the dining area seamlessly flows to a massive private deck backing onto green space with stunning downtown views; perfect for entertaining or relaxing. The well appointed U-shaped kitchen features crisp white cabinetry, a pantry, laminate countertops, and an eat-up breakfast bar for casual dining. Two generously sized bedrooms grace this unit, including a primary suite with a walk-in closet and a 4pc ensuite complete with a soaker tub and separate shower. The second bedroom shares access with the 3pc guest bathroom and can easily double as a home office. This rare offering combines the ease of single level living with the low maintenance lifestyle of a townhouse, making it ideal for downsizers, professionals, or first time buyers. With easy access to all amenities, quick access to downtown, and an easy escape to the mountains, this home is a must see and an exceptional value in one of Calgary's well established and desirable



communities.

Built in 1997

**Essential Information**

MLS® #	A2236273
Price	\$475,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,212
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

**Community Information**

Address	13, 5616 14 Avenue Sw
Subdivision	Christie Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3P9

**Amenities**

Amenities	Visitor Parking
Parking Spaces	1
Parking	Garage Faces Front, Single Garage Attached
# of Garages	1

**Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), High Ceilings, Laminate Counters, Open Floorplan, Pantry, Walk-In Closet(s), Track Lighting
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	In Floor, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Low Maintenance Landscape, Views
Roof	Clay Tile
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 2nd, 2025
Days on Market	1
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	RE/MAX House of Real Estate
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