

# \$799,900 - 11, 99 Christie Point Sw, Calgary

MLS® #A2254607

## \$799,900

2 Bedroom, 3.00 Bathroom, 1,285 sqft  
Residential on 0.10 Acres

Christie Park, Calgary, Alberta

Fully Updated Walkout Bungalow Villa located in Desirable Christie Estates. This home features a Chef's kitchen with full-height White shaker cabinets, Granite counters, Stainless steel appliances, Double ovens, a Bosch Dishwasher & an Induction cooktop. Vaulted ceilings, Site-finished Hardwood floors, a Gas Fireplace, and Large South facing windows define the open living/dining area. The spacious Primary Suite has room for your king bed, and offers a Walk-in closet & Spa-like ensuite with double sinks, heated floors, granite counters, & an Amazing walk-in shower. A 2 pce bathroom & main floor laundry complete the main level. The WALKOUT basement boasts a huge Family room with Fireplace, Second bedroom, a 4-piece bathroom, a Den / Flex space, & a Large Storage / Utility room. Enjoy the sun and mountain views from the main floor deck & lower patio. The double garage has built-in cabinetry & epoxy floors. Additional upgrades include a High efficiency furnace & Air conditioning. Enjoy all this neighbourhood has to offer including Tennis courts, playground, greenspace & soccer fields, natural ravine areas, walking paths & proximity to 2 LRT stations, west side rec, shopping, restaurants and easy access to Downtown and the West Ring Road.

Built in 1996

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2254607               |
| Price          | \$799,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,285                  |
| Acres          | 0.10                   |
| Year Built     | 1996                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 11, 99 Christie Point Sw |
| Subdivision | Christie Park            |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3H 3K8                  |

### Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Amenities      | None                                                               |
| Parking Spaces | 4                                                                  |
| Parking        | Double Garage Attached, Front Drive, Garage Door Opener, Insulated |
| # of Garages   | 2                                                                  |

### Interior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Pantry, Low Flow Plumbing Fixtures |
| Appliances        | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Double Oven, Garburator, Induction Cooktop                           |
| Heating           | Forced Air, Natural Gas                                                                                                                                |
| Cooling           | Central Air                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                    |
| # of Fireplaces   | 2                                                                                                                                                      |
| Fireplaces        | Family Room, Gas, Living Room, Tile                                                                                                                    |

|              |                          |
|--------------|--------------------------|
| Has Basement | Yes                      |
| Basement     | Finished, Full, Walk-Out |

## Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Balcony, Garden, Awning(s)               |
| Lot Description   | Cul-De-Sac, Few Trees, Landscaped, Views |
| Roof              | Asphalt Shingle                          |
| Construction      | Brick, Stucco, Wood Frame                |
| Foundation        | Poured Concrete                          |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 6th, 2025 |
| Days on Market | 3                   |
| Zoning         | DC (pre 1P2007)     |

## Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | Real Estate Calgary |
|----------------|---------------------|

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