

# \$625,000 - 1428 Costello Boulevard Sw, Calgary

MLS® #A2217892

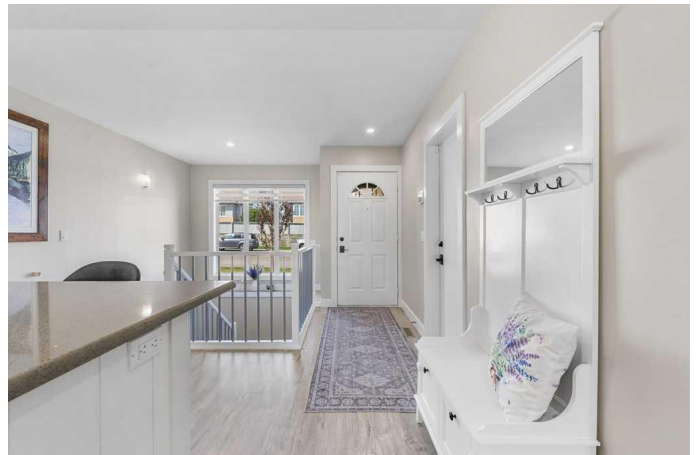
**\$625,000**

3 Bedroom, 3.00 Bathroom, 1,137 sqft

Residential on 0.00 Acres

Christie Park, Calgary, Alberta

Have you been patiently waiting for a STUNNINGLY RENOVATED VILLA with a very reasonable price tag? Wait no longer! Are you done with pushing snow and cutting grass? Maybe it's time to travel a bit more? Come see this beautiful Christie Park "LOCK-AND-LEAVE" WALKOUT BUNGALOW, just 400 meters from the train-station (in case you're still working for a living), or a literal stone's throw from RAVINE WALKING PATHS that will connect you to Edworthy Park and Calgary's great river pathway system! From the time you drive up to this home, you will love the practical advantages of a FULL-LENGTH DRIVEWAY (not all villas have those), and the curb appeal created by stucco & brick exterior, plus a roofline with multiple peaks. Step inside. Total of 3 bedrooms and 2.5 baths. Whether you enter through the DOUBLE ATTACHED GARAGE (which is drywalled, insulated and HEATED), or straight in the front door, you will be welcomed into a very OPEN FLOORPLAN with VAULTED ceilings, a gorgeous central kitchen, VINYL PLANK flooring and upgrades at every turn. You will love the kitchen, with crisp WHITE cabinets, and STAINLESS-STEEL appliances. This kitchen shines with QUARTZ countertops, covering the perimeter counters plus a large central island and a wrapping peninsula with a flush eating bar! There's a full pantry (with a frosted glass door) for lots of storage, plus extra cabinetry on the back of this



DOUBLE-DEPTH ISLAND. It's NICE AND BRIGHT at 1428 Costello Blvd SW, thanks to plenty of pot lights & excellent natural lighting.

With a COZY corner fireplace in the living room and COOL central air-conditioning, this villa is not just pretty, it's comfortable all year round. The main level primary bedroom has a BEAUTIFUL ENSUITE bathroom, also with white cabinets, stone countertops, an under-mounted sink, and a spacious shower. The open staircase to the lower WALKOUT level has a very CONTEMPORARY FLAIR, being accented by white railings with metal spindles (matching the kitchen cabinets & appliances). Once downstairs, you will find another TV or games area, a FULL BATHROOM with a tub/shower combo, TWO MORE BEDROOMS and a KITCHENETTE for your guests to make their late-night treats. Oodles of upgrades here! Almost all of the windows were upgrades to TRIPLE PANE for energy efficiency, noise-reduction and comfort! SMOOTH-FINISH CEILINGS throughout! Elegant window blinds ('Zebra' blinds). Composite deck boards at the upper level. 'Phantom Screen' at the upper deck door. Beyond the visible renovation, additional improvements include the following: New Water Heater (2020), New Air Purifier (2020), New Washer & Dryer (2021), Lower Deck Addition (2022), Bosch Dishwasher (2023).

Built in 1994

### **Essential Information**

MLS® #	A2217892
Price	\$625,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,137

Acres	0.00
Year Built	1994
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	1428 Costello Boulevard Sw
Subdivision	Christie Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3G9

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s), Stone Counters
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Landscaped
Roof	Asphalt Shingle

Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 12th, 2025
Days on Market	6
Zoning	DC 106Z93

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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