

# \$449,900 - 234 Christie Park Mews Sw, Calgary

MLS® #A2243550

**\$449,900**

2 Bedroom, 2.00 Bathroom, 1,346 sqft

Residential on 0.00 Acres

Christie Park, Calgary, Alberta

\*\*\*OPEN HOUSE AUGUST 23RD 11-2PM\*\*\*

LOCATION, LOCATION, LOCATION â€”  
WOW!

Welcome to your dream home in the heart of Christie Park Estates, one of SW Calgary's most sought-after communities. This beautifully renovated, air-conditioned and impeccably maintained townhome offers a rare blend of style, space, and unbeatable convenience. Just a short stroll to the Sirocco LRT station, this home places you mere minutes from everything â€” yet nestled in a serene, upscale neighborhood. Step inside and you'll be greeted by a bright, open-concept living space with Ceramic Tile, Carpet, Laminated floors, designer light fixtures, and a cozy fireplace framed by a large East-facing window that floods the room with morning sun. The modern kitchen is a delight, seamlessly connecting to the casual dining area â€” perfect for hosting family and friends. A powder room and laundry complete the main floor for added convenience. Upstairs, youâ€™ll find two generously sized bedrooms and a spacious full bathroom, offering comfort and privacy. The location truly sets this home apart. You're walking distance to Sunterra Market, West Market Square, top-rated schools (including Ernest Manning High School), and so much more. Within a 15-minute drive are universities, private schools, three major hospitals, and downtown Calgary. Love the outdoors? You'll enjoy the nearby pathways, ravines, parks, and athletic



facilities – ideal for an active lifestyle. And with low condo fees, this property is as practical as it is beautiful. This is more than a home – it’s a chance to elevate your lifestyle. Move-in ready and waiting for you!

Built in 1994

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2243550      |
| Price          | \$449,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,346         |
| Acres          | 0.00          |
| Year Built     | 1994          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 234 Christie Park Mews Sw |
| Subdivision | Christie Park             |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3H 3H2                   |

**Amenities**

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Park, Playground                 |
| Parking Spaces | 2                                |
| Parking        | Driveway, Single Garage Attached |
| # of Garages   | 1                                |

**Interior**

|                   |                                 |
|-------------------|---------------------------------|
| Interior Features | No Animal Home, No Smoking Home |
|-------------------|---------------------------------|

|                 |                                                                                                                                              |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating         | Forced Air, Natural Gas                                                                                                                      |
| Cooling         | Central Air                                                                                                                                  |
| Fireplace       | Yes                                                                                                                                          |
| # of Fireplaces | 1                                                                                                                                            |
| Fireplaces      | Wood Burning                                                                                                                                 |
| Basement        | None                                                                                                                                         |

## Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Balcony, Garden                                                |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard, Landscaped, Treed, Open Lot |
| Roof              | Asphalt Shingle                                                |
| Construction      | Concrete, Stucco, Wood Frame                                   |
| Foundation        | Poured Concrete                                                |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 26th, 2025 |
| Days on Market | 31              |
| Zoning         | DC (pre 1P2007) |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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