

# \$1,029,000 - 2003 Christie Road Nw, Calgary

MLS® #A2246469

**\$1,029,000**

4 Bedroom, 3.00 Bathroom, 1,095 sqft

Residential on 0.13 Acres

Charleswood, Calgary, Alberta

Welcome to this beautifully renovated bungalow located in the well-established and popular community of Charleswood!

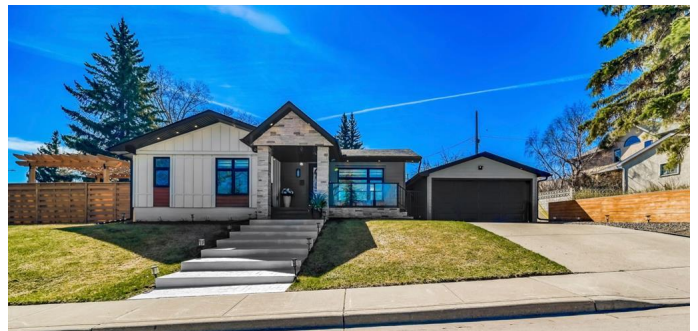
Situated on a massive corner lot and surrounded by green space, this home offers over 2,100 square feet of fully updated living space. Step outside your front door to enjoy the park right across the street, with the walking paths, a bicycle pump track, splash park, and tennis courts of West Confederation Park just steps away.

Inside, you'll be impressed by the custom kitchen featuring floor to ceiling pantry storage, soft close cabinetry, a gas range, and sleek quartz countertops. The main floor and lower level family room are finished with durable luxury vinyl plank flooring, while the basement bedrooms offer cozy new plush carpeting.

This home has been completely upgraded including new windows, a new hot water tank, a new furnace, and air conditioning ensuring comfort and efficiency year round.

Step into your private backyard oasis, complete with a newly built deck, pergola, and a fully fenced yard—perfect for relaxing or entertaining.

Centrally located and less than 10 minutes to downtown, this turn key home is in immaculate condition and ready for its new owners to



move in and make it their own!

Built in 1960

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2246469    |
| Price          | \$1,029,000 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,095       |
| Acres          | 0.13        |
| Year Built     | 1960        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2003 Christie Road Nw |
| Subdivision | Charleswood           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2L 0V6               |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Parking Spaces | 4                                             |
| Parking        | Double Garage Detached, Driveway, Front Drive |
| # of Garages   | 2                                             |

### Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, No Smoking Home, Open Floorplan, Walk-In Closet(s), Bar, Quartz Counters                                                   |
| Appliances        | Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings, Bar Fridge |
| Heating           | Forced Air                                                                                                                                    |
| Cooling           | Central Air                                                                                                                                   |

|                 |                |
|-----------------|----------------|
| Fireplace       | Yes            |
| # of Fireplaces | 2              |
| Fireplaces      | Electric       |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Private Yard                                           |
| Lot Description   | Back Yard, Corner Lot, Front Yard, Landscaped, Private |
| Roof              | Asphalt Shingle                                        |
| Construction      | Brick, Stone, Composite Siding                         |
| Foundation        | Poured Concrete                                        |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 82               |
| Zoning         | R-CG             |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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