

# \$485,000 - 238 Christie Park Mews Sw, Calgary

MLS® #A2213617

**\$485,000**

2 Bedroom, 2.00 Bathroom, 1,506 sqft

Residential on 0.00 Acres

Christie Park, Calgary, Alberta

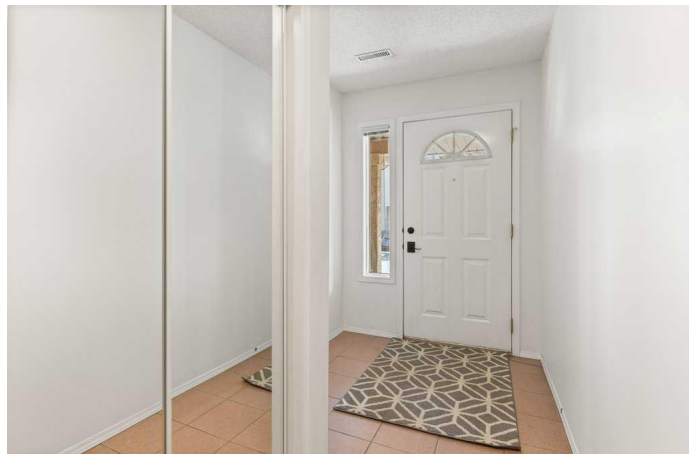
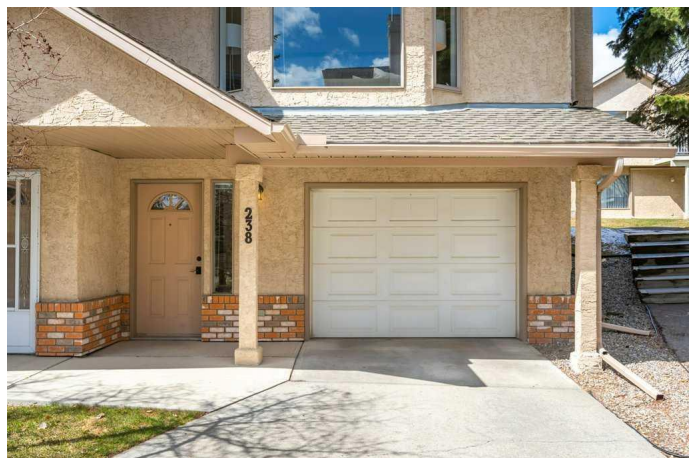
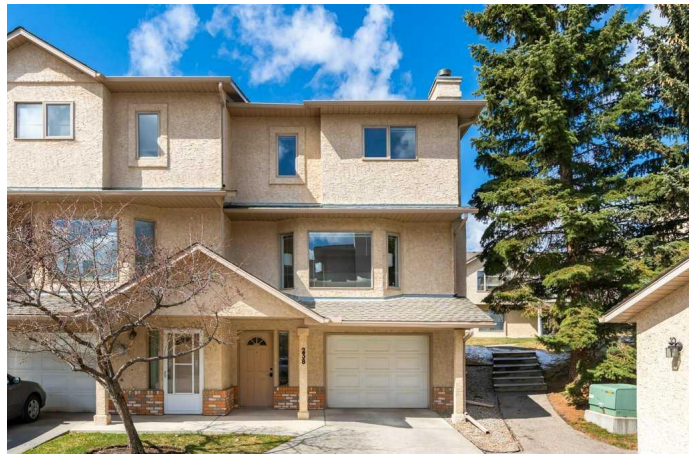
**\*\*OPEN HOUSE MAY 3rd + 4th, 1pm-3pm\*\***

Welcome to this beautifully updated 2 bedroom, 1.5 bathroom end-unit townhouse nestled in the sought after community of Christie Park. Backing onto greenspace, this spacious home offers both privacy and a connection to nature. Step inside to discover new laminate flooring and modern light fixtures that enhance the home's bright and neutral palette.

The open concept living and dining areas are perfect for entertaining, while the well appointed kitchen offers ample storage and functionality. A wood burning fireplace, laundry, and a half bath complete the main floor.

Upstairs, you'll find two generously sized bedrooms, including a large primary bedroom with a cheater 4 piece ensuite featuring a large soaking tub. A versatile flex space on the upper level provides the ideal setting for a home office, bonus room, or could be converted into a third bedroom to suit your needs.

Additional highlights include an attached single garage with driveway parking for a second vehicle, and easy access to the Christie Park Ravineâ€”perfect for morning walks. Located just minutes from top tier amenities such as Aspen Landing, Signal Hill Centre, and West Market Square, you'll enjoy a variety of shopping, dining, and recreational



options at your fingertips. The nearby Westside Recreation Centre offers a pool, ice rinks, and fitness facilities, while easy access to the West LRT station and major routes like 17th Avenue SW and Sarcee Trail make commuting a breeze. Experience the perfect blend of comfort, convenience, and community in this exceptional Christie Park townhouse.

Built in 1994

**Essential Information**

MLS® #	A2213617
Price	\$485,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,506
Acres	0.00
Year Built	1994
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

**Community Information**

Address	238 Christie Park Mews Sw
Subdivision	Christie Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3H2

**Amenities**

Amenities	Trash, Visitor Parking
Parking Spaces	2
Parking	Garage Faces Front, Single Garage Attached, Driveway
# of Garages	1

## Interior

Interior Features	Central Vacuum, Laminate Counters, Soaking Tub, Storage
Appliances	Dishwasher, Garage Control(s), Microwave, Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

## Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 24th, 2025
Days on Market	7
Zoning	DC

## Listing Details

Listing Office	CIR Realty
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