

# \$1,235,000 - 319 Christie Knoll Point, Calgary

MLS® #A2201913

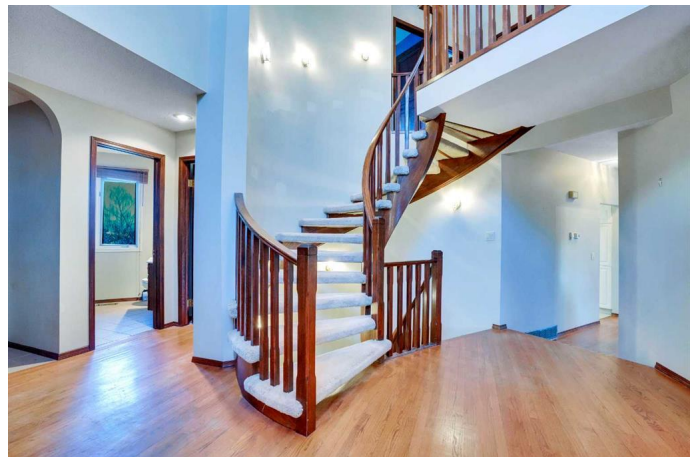
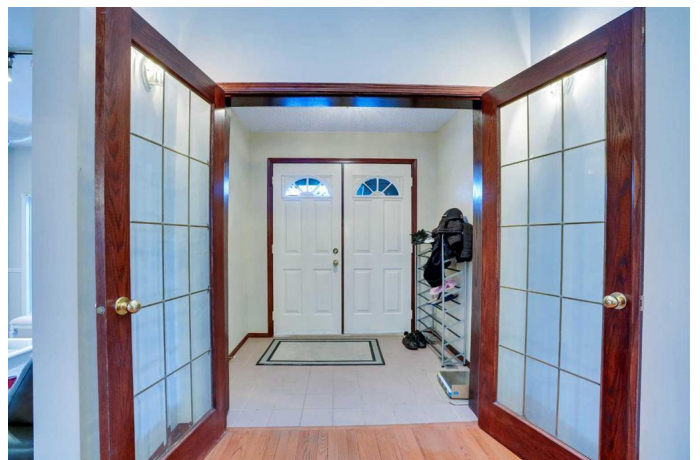
**\$1,235,000**

5 Bedroom, 4.00 Bathroom, 2,884 sqft

Residential on 0.21 Acres

Christie Park, Calgary, Alberta

Public Remarks: Great south facing property located in the heart of Christie park. Easy access to all schools, Strathcona Square Shopping centre, Westside Recreation centre, Calgary Academy, Rundle College, Webber Academy ,Ernest Manning High School and train station. Total living space more than 4400sqft. This property located in a cul-de sac area that allows activities without any noise travelling through the house. Pocket doors and french doors provide the rooms privacy and peace! The Foyer is a double door airlock entry opening. (perfect in the cold days as we are now in). Curving staircase in front of the lobby for going up and down. On the right of the lobby is a decent size living space with wood burning fireplace, enjoy the time to chat with your friends here. Double doors from the living room and the hallway open to the now converted formal dining room to a music room with a West bay window. Off the music room and leading to the deck is a 3 season sunroom. An office with built ins and sunny bay window is situated off the entrance and opens to the kitchen. A 3-piece bath and a walk in closet are off the foyer and double garage, with 2 9ft. wide doors plus a back door. Take a walk down the hall and you will find yourself in a beautiful kitchen accompanied by high ceilings, an island and a door out to the deck. To upstairs, you will find laundry room with massive bedrooms (both with bay windows and one with a built in desk). You will also find a 5 piece bathroom with a



pocket door to the tub. The master bedroom has a south bay window PLUS east and west windows; a walk-in closet and a 5 piece ensuite with a bidet. Newly renovated walk-out basement with two bedrooms, full size kitchen, 3pieces bath room and huge family room. Great opportunity to own this exclusive Christie Estates! Call your favorite realtor to book a showing now!!!!

Built in 1989

### **Essential Information**

MLS® #	A2201913
Price	\$1,235,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,884
Acres	0.21
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	319 Christie Knoll Point
Subdivision	Christie Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2V2

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Kitchen Island, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Playground, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Few Trees, Lawn
Roof	Cedar Shake
Construction	Brick, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	March 12th, 2025
Days on Market	21
Zoning	RCG

## Listing Details

Listing Office	Homecare Realty Ltd.
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