

\$430,000 - 35, 5616 14 Avenue Sw, Calgary

MLS® #A2204108

\$430,000

4 Bedroom, 2.00 Bathroom, 2,004 sqft
Residential on 0.00 Acres

Christie Park, Calgary, Alberta

****Open House this Friday, April 25th from 1:00-4:00 PM**** This beautifully updated townhouse in sought after Christie Park has over 2,000 square feet of living space on one level! Featuring 4 bedrooms, 2 bathrooms, a home gym / flex space, storage room, expansive living room and an oversized single detached garage! The bright and open space has been freshly painted throughout with updated lighting, carpet, baseboards, appliances and closet organizers. The kitchen overlooks both the dining space and great room, providing the perfect space for entertaining guests or those with young children. The main living area is complete with large windows overlooking the patio and a cozy gas fireplace. The expansive primary bedroom spanning nearly 19' x 15' can accommodate a full bedroom suite of furniture and has a private 4 pc ensuite and large walk-in closet. The large bedroom off of the main living area is perfect for a work-from-home space if desired and has a large window allowing natural light to pour through the space. The second wing of this large townhome comes with its own entrance with direct access to outside. Featuring two large bedrooms, a flex space that is perfect for a rec room or gym area, a full bathroom and storage room - there is plenty of space for a growing family or those looking for maintenance-free living without compromising on space! Peace of mind is added knowing the condo fees cover all exterior maintenance,



utilities (except electricity), snow removal and lawn care. This oversized 26'x13'5" single detached garage is the perfect space to keep your vehicle and valuables safe all year and provides more storage space if needed. This property is ideal for those wanting a low-maintenance or lock-and-leave lifestyle with more space than most single family homes. Lastly, there is a private patio space to enjoy during the summer season in this beautifully updated townhome. Located in the sought-after community of Christie Park, this property offers easy access to public transit, Westhills Shopping Centre, parks, and walking trails. With nearby schools, restaurants, and access to major thoroughfares, it perfectly blends comfort and convenience. Unit is fully below grade.

Built in 1998

Essential Information

MLS® #	A2204108
Price	\$430,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,004
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

Community Information

Address	35, 5616 14 Avenue Sw
Subdivision	Christie Park
City	Calgary
County	Calgary

Province Alberta
Postal Code T3H 3P9

Amenities

Amenities Visitor Parking
Parking Spaces 1
Parking Heated Garage, Insulated, Oversized, Single Garage Detached
of Garages 1

Interior

Interior Features Breakfast Bar, Closet Organizers
Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s),
Washer, Window Coverings
Heating In Floor, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Living Room
Basement None

Exterior

Exterior Features Private Entrance
Lot Description Back Lane, Low Maintenance Landscape, See Remarks
Roof Clay Tile
Construction Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed March 20th, 2025
Days on Market 33
Zoning DC

Listing Details

Listing Office Charles

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