

\$674,900 - 75 Christie Gardens Sw, Calgary

MLS® #A2261455

\$674,900

2 Bedroom, 3.00 Bathroom, 1,460 sqft

Residential on 0.00 Acres

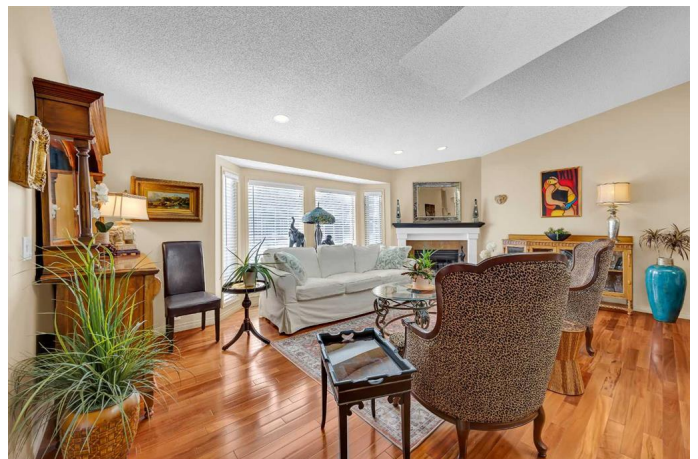
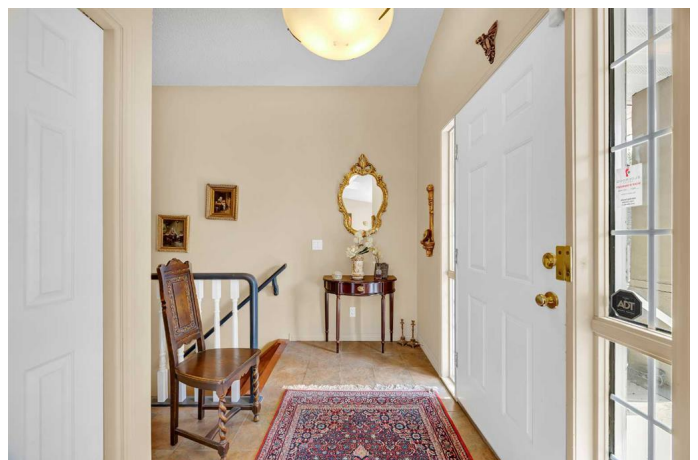
Christie Park, Calgary, Alberta

Elegant 2-Bedroom Bungalow Villa in Christie Gardens – Over 2,400 sq. ft. of Living Space.

Nestled in one of the most desirable and serene spots within Christie Gardens, this 2-bedroom bungalow villa offers over 2,400 sq. ft. of thoughtfully designed living space. Enjoy a private and tranquil setting surrounded by mature trees, a secluded backyard backing onto a huge ravine with no future development, and an upper-level deck—perfect for relaxing or entertaining outdoors.

The main floor impresses with Brazilian Tigerwood hardwood flooring, soaring vaulted ceilings with skylights, and an open-concept living area. The modern kitchen features quartz countertops, stainless steel appliances, and ample cabinetry. The luxurious primary suite boasts a spa-inspired 4-piece ensuite with marble counters, in-floor heating, custom cabinetry, a walk-in closet, and a striking mosaic-tiled, no-threshold entry shower. A 2-piece powder room and a well-appointed laundry room with extra storage complete the main level.

The walk-out basement expands your living space with a spacious rec room, an additional bedroom, and a full bathroom with a Jacuzzi soaker tub—ideal for family or guests. This pet-friendly, no-age-restriction complex is perfectly situated near Sunterra West Market Square, Westhills Towne Centre, Sirocco C-Train Station, Westside Recreation Centre,



Strathcona Park pathways, Christie Park tennis and pickleball courts, and highly rated schools including Ernest Manning and Ambrose University. With quick access to downtown and the mountains, this home effortlessly combines privacy, comfort, and convenience in one of Calgary’s most sought-after communities.

Built in 1992

Essential Information

MLS® #	A2261455
Price	\$674,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,460
Acres	0.00
Year Built	1992
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

Community Information

Address	75 Christie Gardens Sw
Subdivision	Christie Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3B5

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Insulated
# of Garages	2

Interior

Interior Features	Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2025
Days on Market	32
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	eXp Realty
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