

# \$799,999 - 96 Christie Park Hill Sw, Calgary

MLS® #A2236552

**\$799,999**

5 Bedroom, 4.00 Bathroom, 1,967 sqft  
Residential on 0.10 Acres

Christie Park, Calgary, Alberta

Opportunity knocks in Christie Park! This is your chance to own in one of Calgary's most sought-after SW communities with a home full of potential. With over 2,800 sq ft of developed space, including a fully finished walkout basement, this 5 bedroom, 3.5 bath property is a true 'fixer upper' ready for transformation. The main floor was updated previously, featuring rich hardwood throughout. A spacious front foyer welcomes you in, leading to a bright family room with a large window that overlooks the front porch. The living room is sprawling in size and features a cozy wood burning fireplace – perfect for those cold winter nights. The kitchen offers ample storage with warm maple cabinetry and great layout potential. A main floor office (or formal dining room), convenient half bath, and main floor laundry complete the level. Upstairs, renovations have already begun – the space has been mostly gutted, giving you a head start to create your dream layout. The second upstairs bathroom is already updated, and the primary ensuite is mid-reno and waiting for your finishing touches. The walkout basement offers two more great sized bedrooms, a full bathroom, and plenty of additional living space with a dry bar for entertaining. But the real showstopper? The lot and location! Set on a large lot with mature trees, and no rear neighbours, this home overlooks 17th Avenue with city and downtown views. Steps from the Sirocco C-Train, across from Sunterra Market and



other great amenities and a 2 minute drive to Westside Recreation Center and Ernest Manning High School, this is a rare find. Ideal for builders, flippers, or handy buyers! This is your opportunity to create something truly special.

Built in 1989

**Essential Information**

MLS® #	A2236552
Price	\$799,999
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,967
Acres	0.10
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	96 Christie Park Hill Sw
Subdivision	Christie Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2V4

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Bar, Central Vacuum, Separate Entrance, Soaking Tub, Storage,
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	Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Fire Pit, Garden, Private Yard
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, No Neighbours Behind, Views
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 7th, 2025
Days on Market	6
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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