

# \$799,900 - 11, 99 Christie Point Sw, Calgary

MLS® #A2254607

## \$799,900

2 Bedroom, 3.00 Bathroom, 1,285 sqft  
Residential on 0.10 Acres

Christie Park, Calgary, Alberta

Fully Updated Walkout Bungalow Villa located in Desirable Christie Estates. This home features a Chef's kitchen with full-height White shaker cabinets, Granite counters, Stainless steel appliances, Double ovens, a Bosch Dishwasher & an Induction cooktop. Vaulted ceilings, Site-finished Hardwood floors, a Gas Fireplace, and Large South facing windows define the open living/dining area. The spacious Primary Suite has room for your king bed, and offers a Walk-in closet & Spa-like ensuite with double sinks, heated floors, granite counters, & an Amazing walk-in shower. A 2 pce bathroom & main floor laundry complete the main level. The WALKOUT basement boasts a huge Family room with Fireplace, Second bedroom, a 4-piece bathroom, a Den / Flex space, & a Large Storage / Utility room. Enjoy the sun and mountain views from the main floor deck & lower patio. The double garage has built-in cabinetry & epoxy floors. Additional upgrades include a High efficiency furnace & Air conditioning. Enjoy all this neighbourhood has to offer including Tennis courts, playground, greenspace & soccer fields, natural ravine areas, walking paths & proximity to 2 LRT stations, west side rec, shopping, restaurants and easy access to Downtown and the West Ring Road.

Built in 1996

## Essential Information



MLS® #	A2254607
Price	\$799,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,285
Acres	0.10
Year Built	1996
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	11, 99 Christie Point Sw
Subdivision	Christie Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3K8

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Door Opener, Insulated
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Low Flow Plumbing Fixtures, No Smoking Home, Pantry
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Double Oven, Garburator, Induction Cooktop
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Tile

Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Awning(s), Balcony, Garden
Lot Description	Cul-De-Sac, Few Trees, Landscaped, Views
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 6th, 2025
Days on Market	2
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	Real Estate Calgary
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