

# \$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, No Smoking Home, Pantry, Low Flow Plumbing Fixtures |
| 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 | Balcony, Garden, Awning(s)               |
| 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 | 8                   |
| Zoning         | DC (pre 1P2007)     |

## Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | Real Estate Calgary |
|----------------|---------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.