

# \$1,100,000 - 2003 Christie Road Nw, Calgary

MLS® #A2215407

**\$1,100,000**

4 Bedroom, 3.00 Bathroom, 1,095 sqft

Residential on 0.13 Acres

Charleswood, Calgary, Alberta

Welcome to this fully renovated bungalow located in the sought after community of Charleswood. Enjoy over 2100 square feet of living space, located on a massive corner lot. This is an ideal location; surrounded by green space including a park out your front door, and the walking paths, bicycle pump track, and tennis courts of West Confederation park only steps away.

As you step inside, you will notice a custom kitchen with floor to ceiling pantry space, soft close cabinet doors, a gas range, and quartz countertops. The main floor and lower level family room have luxury vinyl plank flooring throughout, with new plush carpet in the basement bedrooms. Many upgrades have been completed including new windows, a new hot water tank, a new furnace, and A/C. Enjoy the summer in your backyard oasis with a fully fenced back yard featuring a newly built deck and pergula.

Centrally located, with easy access to downtown in less than 10 minutes. This home is turn-key, in immaculate condition, and just waiting for its new owners to put their special touch on it!

Built in 1960

## Essential Information

MLS® # A2215407

Price \$1,100,000



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,095       |
| Acres          | 0.13        |
| Year Built     | 1960        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2003 Christie Road Nw |
| Subdivision | Charleswood           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2L 0V6               |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Parking Spaces | 4                                             |
| Parking        | Double Garage Detached, Driveway, Front Drive |
| # of Garages   | 2                                             |

### Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)                                                   |
| Appliances        | Bar Fridge, Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air                                                                                                                                    |
| Cooling           | Central Air                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                           |
| # of Fireplaces   | 2                                                                                                                                             |
| Fireplaces        | Electric                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                           |
| Basement          | Finished, Full                                                                                                                                |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Private Yard                                           |
| Lot Description   | Back Yard, Corner Lot, Front Yard, Landscaped, Private |
| Roof              | Asphalt Shingle                                        |
| Construction      | Brick, Composite Siding, Stone                         |
| Foundation        | Poured Concrete                                        |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 3             |
| Zoning         | R-CG          |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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