1 5616 14 Avenue SW

Calgary | Active | MLS® A2344154

$749,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**1997**	**1,736.32 sq. ft.**

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Listed by eXp Realty

A closer look

Perched in the sought-after community of Christie Park, this END UNIT walkout townhome offers 3,639 sq ft of total developed living space (1,736 sq ft above grade plus a 1,903 sq ft finished walkout level), with city skyline views and a location minutes to downtown. Backing onto green space and a walking path, the home offers privacy and a connection to nature on Calgary’s westside.

In-floor radiant heating warms the entire home and the heated double attached garage with epoxy flooring, keeping every level comfortable through the winter.

The bright, open main level features a two-storey living room with a gas fireplace, vaulted ceilings, luxury vinyl plank flooring and expansive windows that fill the home with natural light. The dining area has a view of its own and opens onto a private deck, ideal for barbecuing. The kitchen offers granite countertops, stainless steel appliances, a corner pantry and ample cabinetry, ideal for entertaining. The main level also includes a powder room, a laundry room, and direct access to the private heated garage.

Upstairs, the primary retreat has vaulted ceilings, air conditioning, a walk-in closet, a 5 pc ensuite and a beautiful downtown view. The second bedroom also has vaulted ceilings, its own ensuite, a walk-in closet and a built-in Murphy bed. From the upper level you overlook the main floor living room.

The finished walkout level has a full theatre/media room with projector screen, a home office/den, a bedroom with walk-in closet, a full bathroom, a second bedroom, a wet bar and a built-in wine cellar. The family room walks out to the yard and is surrounded by windows.

The walkout level has its own private exterior entrance and was previously used as an art gallery. The bright, spacious room suits a studio, gallery or home office.

Close to Aspen Landing, West Market Square, Signal Hill Centre, the Westside Recreation Centre, pathways and parks, with the Sirocco C-Train station nearby and quick access to 17 Avenue SW, Sarcee Trail, Bow Trail and Stoney Trail. Nearby schools include Webber Academy, Rundle College, Calgary Academy, Ernest Manning High School and Ambrose University.

A rare walkout townhome with views, space and flexibility. Some images digitally staged or enhanced.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344154
Bedrooms	4

Bathrooms	4
Year Built	1997
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,736.32 sq. ft.
Main Level Finished Area:	949.02 sq. ft.
Upper Level Finished Area:	787.32 sq. ft.
Below Grade Finished Area:	1,903.12 sq. ft.
Condo Fee:	$1,410.00
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	End Unit
Total Rooms Above Grade:	5
Year built:	1997 (Age: 29)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0

Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	2
Plan:	9711909
Heating:	In Floor, Hot Water
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	Wall Unit(s)
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Main Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Lookout At Christie Park
Community:	Christie Park

Amenities:	Parking, Visitor Parking
Appliances:	Bar Fridge, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	None
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Living Room · 21'10" × 16'9" ·
Main Floor	Dining Room · 16'10" × 13' ·
Main Floor	Kitchen · 13'10" × 8'5" ·
Main Floor	Pantry · 4'2" × 3'6" ·
Main Floor	Laundry · 6'7" × 4'10" ·
Upper Level	Bedroom - Primary · 14'11" × 12'6" ·
Upper Level	Bedroom · 12' × 11'9" ·
Basement	Bedroom · 17'5" × 12'11" ·
Basement	Bedroom · 16'3" × 14'9" ·
Basement	Den · 11'10" × 6'11" ·
Basement	Media Room · 23'4" × 19'6" ·
Basement	Wine Cellar · 7'4" × 6'11" ·
Basement	Kitchenette · 10' × 7'11" ·
Basement	Game Room · 19'5" × 14'4" ·
Basement	Storage · 12'11" × 6'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	High Ceilings, No Smoking Home, Pantry, Vaulted Ceiling(s)
Exterior Features:	Other
Patio And Porch Features:	Deck, Patio

Lot Features:	Rectangular Lot
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC (pre 1P2007)
Listed Date:	Oct 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1-5616-14-avenue-sw-calgary-a2344154/

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