104 Christie Knoll Heights SW

Calgary | Active | MLS® A2353179

$999,990









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**1989**	**2,310 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Homecare Realty Ltd.

A closer look

Welcome to this beautifully renovated 5-bedroom, 4-bathroom family home in the prestigious community of Christie Park, where modern upgrades, exceptional comfort, and an unbeatable location come together!
Thoughtfully updated over the years, this stunning home is truly move-in ready, featuring a recently replaced furnace, hot water tank, A/C unit, and a durable rubber roof with a 50-year warranty, along with NO Poly-B plumbing! Enjoy peace of mind knowing that these major upgrades have already been taken care of.
Step inside to discover a warm and inviting interior with onsite hardwood flooring, a bright and spacious formal living room, and an elegant dining room perfect for family gatherings and special occasions. The beautifully appointed kitchen features recently upgraded stainless steel appliances, combining modern convenience with timeless appeal. Adjacent to the kitchen, the sun-filled, west-facing family room offers a cozy gas fireplace and abundant natural light, creating the perfect space to relax and unwind.
The main floor also features a spacious office, ideal for working from home, while the upper level offers four generously sized bedrooms and a beautifully updated 4-piece bathroom. The primary suite is a true retreat, complete with a walk-in closet and a spa-inspired ensuite featuring a separate shower and a relaxing soaker tub.
The professionally developed basement provides even more living space, including a large recreation room with a gas fireplace and built-in shelving, a fifth bedroom, and a spacious 3-piece bathroom-perfect for guests, teenagers, or extended family.
Step outside into your private backyard oasis, featuring mature trees, a beautifully landscaped yard, a large patio, and a gas BBQ line-ideal for summer entertaining and family gatherings. An exposed aggregate patio and deck provide additional inviting outdoor spaces.
Location is another outstanding highlight! Situated in one of West Calgary's most desirable communities, this home is within walking distance of some of Calgary's top-rated private and public schools, including Webber Academy, Rundle College, and Calgary Academy. Enjoy the convenience of nearby amenities, parks, and easy access to major routes.
With its extensive upgrades, modern appliances, spacious family-friendly layout, beautiful outdoor spaces, and proximity to excellent schools, this exceptional Christie Park home offers the perfect combination of comfort, convenience, and long-term value.
Don't miss this rare opportunity-book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353179
Bedrooms	5
Bathrooms	4
Year Built	1989
Property Type:	Residential

Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,310 sq. ft.
Acreage:	No
Lot Area:	8,083 sq. ft.
Lot Frontage:	18'3"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	9
Year built:	1989 (Age: 37)
Bedrooms:	5 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:4, Half:0)
Num Ensuite Baths:	2
Plan:	8811253
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	House
Roof:	Rubber
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Basement, Brick Facing, Family Room, Gas, Mantle
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
City Quadrant:	Southwest
Community:	Christie Park
Appliances:	Central Air Conditioner, Dishwasher, Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	Garage Door Opener
Restrictions:	Restrictive Covenant-Building Design/Size, Utility Right Of Way
Main Floor	Living Room · 15'11" × 12' ·
Main Floor	Breakfast Nook · 12'6" × 8'8" ·
Main Floor	Family Room · 15'6" × 12' ·
Main Floor	Office · 12'5" × 10'4" ·
Main Floor	Kitchen · 10'5" × 9'4" ·
Main Floor	Mud Room · 8'5" × 4'2" ·

Main Floor	Dining Room · 14' × 11'7" ·
Main Floor	Entrance · 10'8" × 7'2" ·
2nd Floor	Bedroom · 12'2" × 10'1" ·
2nd Floor	Bedroom · 11'1" × 10'5" ·
2nd Floor	Bedroom · 14'1" × 9'8" ·
2nd Floor	Walk-In Closet · 7'6" × 5'11" ·
2nd Floor	Bedroom - Primary · 14'3" × 13'1" ·
Lower Level	Laundry · 14'2" × 9'9" ·
Lower Level	Hobby Room · 12'9" × 10'7" ·
Lower Level	Bedroom · 16'5" × 10'2" ·
Lower Level	Flex Space · 24'7" × 14'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bookcases, Built-in Features, No Smoking Home, Walk-In Closet(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Deck, Pergola
Lot Features:	Back Yard, Front Yard, Landscaped, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-C1
Listed Date:	Oct 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/104-christie-knoll-heights-sw-calgary-a2353179/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 02:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® 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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.