304 Christie Park Mews SW

Calgary | Active | MLS® A2351741

$444,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1994**	**1,350.75 sq. ft.**

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Listed by CIR Realty

A closer look

A beautiful ravine setting, an incredible location and the convenience of living in one of Calgary's established southwest communities. Welcome to 304 Christie Park Mews SW, a spacious two-storey walkout townhome tucked away on a quiet cul-de-sac in the desirable community of Christie Park. Backing onto a peaceful natural ravine, this home offers a wonderful combination of privacy, green space and everyday convenience, all within easy reach of downtown Calgary. Location is one of the greatest features of this home. Enjoy being within walking distance of the LRT, Sunterra Market, Starbucks, restaurants, shopping and numerous everyday amenities. Whether commuting downtown, heading to the university or simply enjoying the surrounding community, everything is conveniently close by. Christie Park is known for its mature trees, established surroundings and excellent accessibility, making it a wonderful place to call home.

Inside, the main floor offers a warm and welcoming living space with large windows that bring in plenty of natural light, a cozy corner gas fireplace, laminate flooring and attractive wrought iron railings. The spacious kitchen offers plenty of cupboard and counter space, along with an opportunity to make it your own over time. Just off the kitchen, step outside onto the large private balcony overlooking the ravine. It's a lovely spot for your morning coffee, summer evenings or simply enjoying the peaceful natural surroundings. A convenient powder room and main-floor laundry complete this level.

Upstairs, the primary bedroom overlooks the ravine and features direct access to the four-piece bathroom, complete with a jetted tub and separate shower. A spacious second bedroom and a separate office or den offer flexibility for working from home, studying or accommodating guests. The open architectural detail overlooking the stairwell adds character to the upper level.

The fully developed walkout basement provides even more living space, featuring a generous family room with built-in cabinetry and a wet bar, an additional four-piece bathroom and a storage room with a workbench. This versatile lower level is ideal for overnight guests, teenagers, a roommate or simply a comfortable second living area. Whether you're looking for your first home, a place to downsize, or a great investment opportunity, this property has so much to offer.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351741
Bedrooms	3
Bathrooms	3
Year Built	1994
Property Type:	Residential
Property Sub Type:	Row/Townhouse

Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,350.75 sq. ft.
Main Level Finished Area:	656.25 sq. ft.
Upper Level Finished Area:	694.5 sq. ft.
Below Grade Finished Area:	640 sq. ft.
Condo Fee:	$428.28
Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal
Acreage:	No
Lot Area:	692 sq. ft.
Lot Frontage:	20' 1/8 "
Front Exposure:	South
Unit Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	1994 (Age: 32)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0

Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	0
Plan:	9412411
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Stucco
Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	1
Fireplace Details:	Family Room, Gas, Tile
Garage:	No
Parking:	Assigned, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Christie Park Mews
Community:	Christie Park
Amenities:	Visitor Parking

Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	Condo/Strata Approval
Pets Allowed:	Restrictions
Main Floor	Entrance · 145'2" × 16'5" ·
Main Floor	Living/Dining Room Combination · 39'8" × 35'3" ·
Main Floor	Dining Room · 49'6" × 24'10" ·
Main Floor	Kitchen · 40'9" × 37'6" ·
Main Floor	Laundry · 16'5" × 9'3" ·
Main Floor	Balcony · 19'3" × 6'3" ·
2nd Floor	Bedroom - Primary · 49'9" × 36'1" ·
2nd Floor	Bedroom · 11' × 10'1" ·
2nd Floor	Bedroom · 10'4" × 8'5" ·
Basement	Family Room · 19'10" × 12'5" ·
Basement	Other · 8'7" × 6'6" ·
Basement	Storage · 11'10" × 4'9" ·
Title to Land:	Fee Simple
Community Features:	Shopping Nearby, Sidewalks, Street Lights
Interior Features:	No Smoking Home
Exterior Features:	Balcony, Private Entrance
Patio And Porch Features:	Balcony(s)
Lot Features:	Backs on to Park/Green Space, Landscaped, Many Trees, No Back Lane, No Neighbours Behind, Private
Num. of Parcels:	0
Fencing:	None, Partial
Region:	Calgary

Zone:	CAL Zone W
Zoning:	DC (PRE 1P2007)
Listed Date:	Oct 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/304-christie-park-mews-sw-calgary-a2351741/

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