6915 Christie Estate Boulevard SW

Calgary | Active | MLS® A2350086

$1,049,900









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**1989**	**2,459 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Homecare Realty Ltd.

A closer look

Open house: Sunday 1-3pm Oct. 11 2026. Welcome to this beautifully maintained family home in prestigious Christie Estates. Lovingly cared for and enhanced by numerous important upgrades, this spacious property offers an excellent floor plan and outstanding potential for future personalization. With four large bedrooms upstairs and a beautifully landscaped south-facing backyard, this is a wonderful opportunity in one of Calgary's finest established west-side communities.

The main floor features vaulted ceilings over the bright living and formal dining areas, a spacious kitchen with granite countertops and stainless steel appliances, and a large family room with a brick wood-burning fireplace. A flexible main-floor den with built-in desk can serve as a home office or additional bedroom. Upstairs are four spacious bedrooms, including a large primary retreat with walk-in closet and bright ensuite featuring a jetted tub and separate shower. The developed basement offers a recreation area, large workout/flex space and a bedroom with an enlarged window. Enjoy the landscaped south-facing backyard and large deck, ideal for relaxing and entertaining.

Major improvements include Poly-B plumbing replacement throughout (2022), enlarged basement bedroom window (2022), main and upper-floor windows (2023, transferable ownership/warranty where applicable), modern blinds throughout most main and upper-floor rooms (2023), upgraded backyard exterior door (2023, transferable ownership/warranty where applicable), radon mitigation fan (2025), new 8mm vinyl plank flooring on the main floor, modern upper-level interior doors, and hot water tank (2022). Just 50 meters to the school bus stop and 100 meters to a scenic, forested ravine trail-perfect for enjoying nature and outdoor activities right at your doorstep.

Christie Estates is an established executive community on Calgary's west side, known for distinctive brick and stucco homes, mature landscaping and beautiful boulevards. Residents enjoy tennis/pickleball courts, soccer field, parks and walking paths through scenic ravines. Minutes from Westside Recreation Centre, five nearby schools, Aspen Landing Shopping Centre and two LRT stations, with quick access to downtown. An exceptional opportunity to own a spacious, well-cared-for home in one of Calgary's most desirable west-side communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350086
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:	2,459 sq. ft.
Main Level Finished Area:	1,427 sq. ft.
Acreage:	No
Lot Area:	6,458 sq. ft.
Lot Frontage:	66'6 1/8 "
Front Exposure:	Northeast
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:3, Half:1)
Num Ensuite Baths:	2
Plan:	8810784
Heating:	Fireplace(s), Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Stucco, Wood Frame
Structure Type:	House
Roof:	Tile
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Main Level
City Quadrant:	Southwest
Community:	Christie Park
Appliances:	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Living Room · 13'6" × 12' ·
Main Floor	Laundry · 8'10" × 7'5" ·
Main Floor	Family Room · 19'3" × 12' ·
Main Floor	Den · 16'6" × 11'9" ·
Main Floor	Kitchen · 12'9" × 12' ·
Main Floor	Dining Room · 14'11" × 10'10" ·

Upper Level	Bedroom · 17'7" × 10'10" ·
Upper Level	Bedroom · 12'4" × 10'10" ·
Upper Level	Bedroom - Primary · 14' × 12'8" ·
Upper Level	Bedroom · 16'10" × 10'9" ·
Basement	Bedroom · 23' × 12'1" ·
Basement	Game Room · 36'10" × 16'6" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bookcases, Kitchen Island, No Smoking Home, Open Floorplan
Exterior Features:	Lighting
Patio And Porch Features:	Deck
Lot Features:	Level, No Back Lane, Pie Shaped Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-CG
Listed Date:	Oct 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/6915-christie-estate-boulevard-sw-calgary-a2350086/

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

Data was last updated November 25, 2026 at 06:05 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 25, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.