

# \$775,000 - 72 Christie Park Hill Sw, Calgary

MLS® #A2242398

## \$775,000

4 Bedroom, 3.00 Bathroom, 1,569 sqft

Residential on 0.13 Acres

Christie Park, Calgary, Alberta

Discover your dream family home at 72 Christie Park Hill SW where panoramic city views meet everyday functionality. This beautifully updated 4-level split offers over 2,100 sq ft of versatile living space, ideal for professionals and growing families. Enjoy quartz countertops, vinyl plank flooring, a cozy fireplace, and a bright kitchen with a new fridge and breakfast nook overlooking downtown. The spacious primary suite features an ensuite and incredible skyline views. With four bedrooms, three full baths, a flexible lower level, and no rear neighbours, there's room for work, play, and relaxation. Located on a quiet corner lot in sought-after Christie Park close to schools, transit, parks, and downtown. Immediate possession. Poly-B replaced. A rare opportunity to live where lifestyle, location, and value align.

Built in 1989

## Essential Information

MLS® #	A2242398
Price	\$775,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,569
Acres	0.13
Year Built	1989



Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	72 Christie Park Hill Sw
Subdivision	Christie Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2V4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, Quartz Counters, French Door
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Corner Lot, Irregular Lot, No Neighbours Behind, Views, Sloped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 24th, 2025
Days on Market	2

Zoning

R-CG

## **Listing Details**

Listing Office

Premiere Realty Direct

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.