

# \$445,000 - 35, 5616 14 Avenue Sw, Calgary

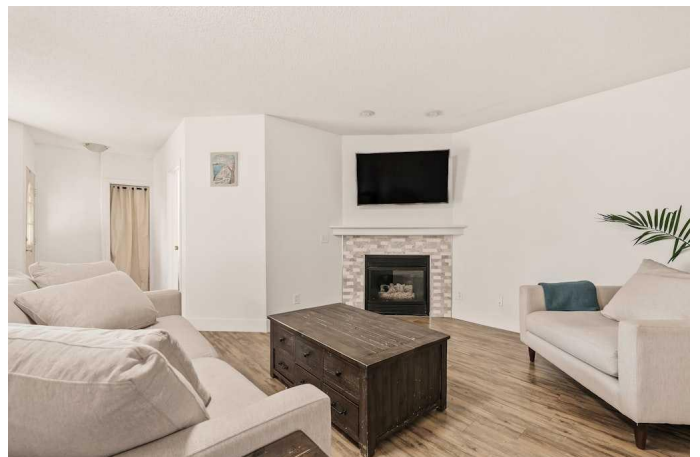
MLS® #A2204108

**\$445,000**

4 Bedroom, 2.00 Bathroom, 2,004 sqft  
Residential on 0.00 Acres

Christie Park, Calgary, Alberta

This beautifully updated townhouse is sought after in Christie Park and has over 2,000 square feet of living space on one level! Featuring 4 bedrooms, 2 bathrooms, a home gym / flex space, storage room, expansive living room and an oversized single detached garage! The bright and open space has been freshly painted throughout with updated lighting, carpet, baseboards, appliances and closet organizers. The kitchen overlooks both the dining space and great room, providing the perfect space for entertaining guests or those with young children. The main living area is complete with large windows overlooking the patio and a cozy gas fireplace. The expansive primary bedroom spanning nearly 19' x 15' can accommodate a full bedroom suite of furniture and has a private 4 pc ensuite and large walk-in closet. The large bedroom off of the main living area is perfect for a work-from-home space if desired and has a large window allowing natural light to pour through the space. The second wing of this large townhome comes with its own entrance with direct access to outside. Featuring two large bedrooms, a flex space that is perfect for a rec room or gym area, a full bathroom and storage room - there is plenty of space for a growing family or those looking for maintenance-free living without compromising on space! Peace of mind is added knowing the condo fees cover all exterior maintenance, utilities (except electricity), snow removal and lawn care. This oversized 26'x13'5" single



detached garage is the perfect space to keep your vehicle and valuables safe all year and provides more storage space if needed. This property is ideal for those wanting a low-maintenance or lock-and-leave lifestyle with more space than most single family homes. Lastly, there is a private patio space to enjoy during the summer season in this beautifully updated townhome. Located in the sought-after community of Christie Park, this property offers easy access to public transit, Westhills Shopping Centre, parks, and walking trails. With nearby schools, restaurants, and access to major thoroughfares, it perfectly blends comfort and convenience. Unit is fully below grade.

Built in 1998

### **Essential Information**

MLS® #	A2204108
Price	\$445,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,004
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### **Community Information**

Address	35, 5616 14 Avenue Sw
Subdivision	Christie Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3P9

## Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Insulated, Oversized, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Breakfast Bar, Closet Organizers
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Basement	None

## Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Low Maintenance Landscape, See Remarks
Roof	Clay Tile
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 20th, 2025
Days on Market	12
Zoning	DC

## Listing Details

Listing Office	Charles
----------------	---------

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