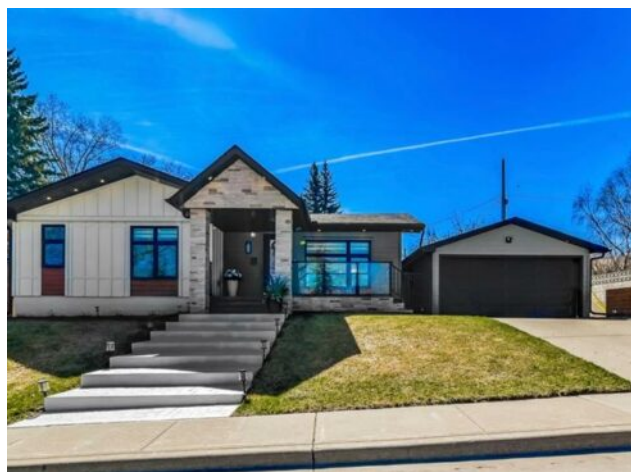


2003 Christie Road NW
Calgary, Alberta

MLS # A2215407



\$1,075,000

Division:	Charleswood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,095 sq.ft.	Age:	1960 (65 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Driveway, Front Drive		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding, Stone	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: Shelving in garage

Welcome to this fully renovated bungalow located in the sought after community of Charleswood. Enjoy over 2100 square feet of living space, located on a massive corner lot. This is an ideal location; surrounded by green space including a park out your front door, and the walking paths, bicycle pump track, and tennis courts of West Confederation park only steps away. As you step inside, you will notice a custom kitchen with floor to ceiling pantry space, soft close cabinet doors, a gas range, and quartz countertops. The main floor and lower level family room have luxury vinyl plank flooring throughout, with new plush carpet in the basement bedrooms. Many upgrades have been completed including new windows, a new hot water tank, a new furnace, and A/C. Enjoy the summer in your backyard oasis with a fully fenced back yard featuring a newly built deck and pergula. Centrally located, with easy access to downtown in less than 10 minutes. This home is turn-key, in immaculate condition, and just waiting for its new owners to put their special touch on it!