

\$459,900 - 13, 5616 14 Avenue Sw, Calgary

MLS® #A2236273

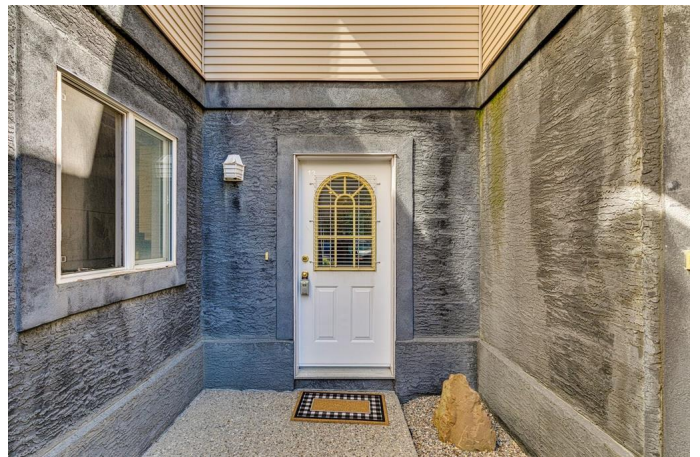
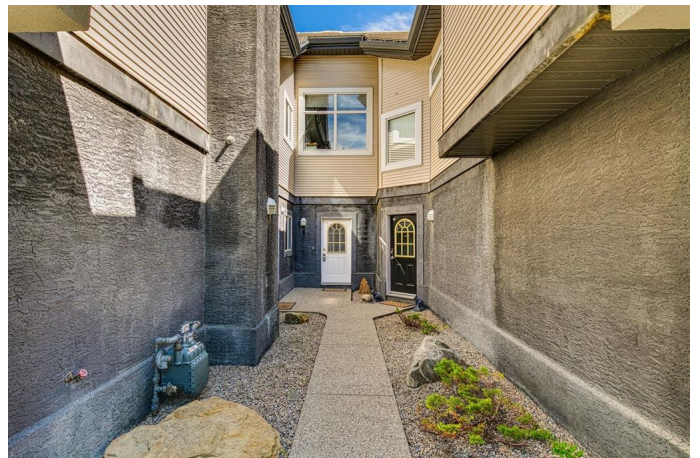
\$459,900

2 Bedroom, 2.00 Bathroom, 1,212 sqft

Residential on 0.00 Acres

Christie Park, Calgary, Alberta

Welcome to this beautifully maintained villa-style bungalow townhouse with a single attached garage, perfectly located in the heart of Christie Park. Enjoy unparalleled convenience just steps from top rated schools, scenic parks, Sirocco LRT Station, Sunterra Market, shopping, and a variety of restaurants. Inside, you'll find a functional open concept layout with laminate flooring and large windows that drench the home with natural light. The spacious living room centres around a cozy gas fireplace, creating a warm and inviting atmosphere. Adjacent, the dining area seamlessly flows to a massive private deck backing onto green space with stunning downtown views; perfect for entertaining or relaxing. The well appointed U-shaped kitchen features crisp white cabinetry, a pantry, laminate countertops, and an eat-up breakfast bar for casual dining. Two generously sized bedrooms grace this unit, including a primary suite with a walk-in closet and a 4pc ensuite complete with a soaker tub and separate shower. The second bedroom shares access with the 3pc guest bathroom and can easily double as a home office. This rare offering combines the ease of single level living with the low maintenance lifestyle of a townhouse, making it ideal for downsizers, professionals, or first time buyers. With easy access to all amenities, quick access to downtown, and an easy escape to the mountains, this home is a must see and an exceptional value in one of Calgary's well established and desirable



communities.

Built in 1997

Essential Information

MLS® #	A2236273
Price	\$459,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,212
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

Community Information

Address	13, 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	Garage Faces Front, Single Garage Attached
# of Garages	1

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), High Ceilings, Laminate Counters, Open Floorplan, Pantry, Walk-In Closet(s), Track Lighting
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Natural Gas, In Floor
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Low Maintenance Landscape, Views
Roof	Clay Tile
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 2nd, 2025
Days on Market	35
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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.