

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

MLS® #A2236273

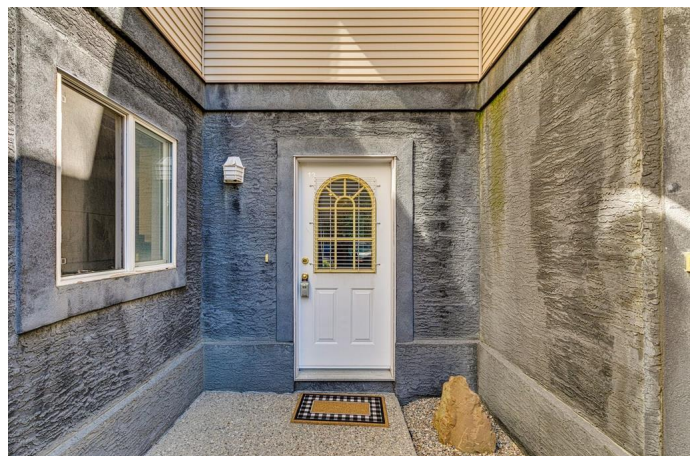
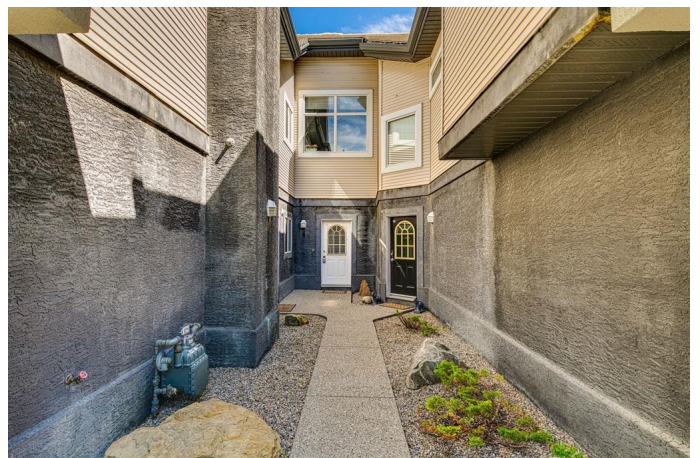
\$459,900

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 | 33 |
| Zoning | DC (pre 1P2007) |

Listing Details

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

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