# \$1,099,800 - 6931 Christie Estate Boulevard, Calgary

MLS® #A2207373

## \$1,099,800

4 Bedroom, 4.00 Bathroom, 2,394 sqft Residential on 0.15 Acres

Christie Park, Calgary, Alberta

Stunning Renovated Home in Prestigious Christie Park Estates!

Welcome to this immaculate 4-bedroom, 4-bathroom home, extensively updated and meticulously maintained. Nestled in the highly sought-after Christie Park Estates, this home offers a perfect blend of elegance, comfort, and modern upgrades.

Step inside to a bright living room with soaring vaulted ceilings and site-finished hardwood floors throughout the main level. The spacious dining room is ideal for entertaining, while the chef-inspired kitchen boasts stainless steel appliances, ample cabinetry, and beautiful granite countertopsâ€"perfect for culinary enthusiasts.

The inviting family room features custom built-ins and a cozy gas fireplace, creating a warm and welcoming ambiance. Upstairs, you'II find two generously sized bedrooms, a stylish full bathroom, and a luxurious primary suite with a walk-in closet and a spa-like ensuite.

The fully developed basement includes a large recreation room with a second gas fireplace, a spacious fourth bedroom, and an additional full bathroomâ€"offering flexibility for guests, a home gym, or a media room.

This home has undergone over \$150K in upgrades, including:

New roof (2018)

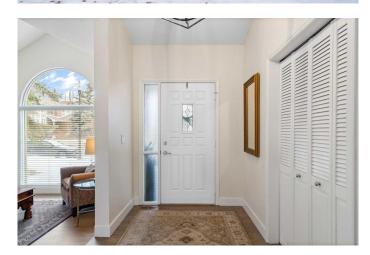
Two new furnaces & AC units (2024)

New 2nd-floor carpet, site-finished oak flooring

& baseboards (2024) Professionally painted







exterior and interior

New Hot water tank (2024)

The sun-drenched south-facing backyard is perfect for outdoor gatherings, offering privacy and plenty of space to relax and entertain.

Located just minutes from downtown, close to transit, top-rated public and private schools (within 1km), and all amenities, this home truly is move-in ready!

Built in 1989

### **Essential Information**

MLS® # A2207373 Price \$1,099,800

Bedrooms 4

Bathrooms 4.00

Full Baths 4

Square Footage 2,394 Acres 0.15

Year Built 1989

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 6931 Christie Estate Boulevard

Subdivision Christie Park

City Calgary
County Calgary
Province Alberta
Postal Code T3H2S2

# **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Front Drive, Garage Faces Front, Oversized

# of Garages 2

## Interior

Interior Features Built-in Features, Central Vacuum, Granite Counters, High Ceilings,

Jetted Tub, No Smoking Home, Storage, Vaulted Ceiling(s), Walk-In

Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave,

Range Hood, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Basement, Family Room, Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features BBQ gas line, Garden, Lighting, Private Yard, Storage

Lot Description Gazebo, Landscaped, Lawn, Private, Rectangular Lot, Treed

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 3rd, 2025

Days on Market 18

Zoning R-CG

## **Listing Details**

Listing Office Real Estate Professionals Inc.

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