

# \$1,074,998 - 212 Christie Knoll Point Sw, Calgary

MLS® #A2200363

**\$1,074,998**

6 Bedroom, 4.00 Bathroom, 2,701 sqft  
Residential on 0.13 Acres

Christie Park, Calgary, Alberta

\*\*\*Huge Price Reduction\*\*\*Welcome to the exclusive community of Christie Park, where luxury meets serenity. This exceptional 4-bedroom estate spans over 4,000 square feet, offering an impressive balance of sophistication, comfort, and modern design. Thoughtfully updated throughout, this home features a new, chef-inspired kitchen, updated flooring, contemporary updated bathrooms, and a host of other upgrades, including energy-efficient windows, asphalt shingles, and high-efficiency furnaces and hot water tanks for maximum comfort and sustainability.

From the moment you step inside, youâ€™™ll be greeted by a grand foyer that leads you into the homeâ€™™s open and inviting layout. The main floor, flooded with natural light from large windows, is designed for seamless living and entertaining. The expansive family room is a central gathering space, anchored by a cozy fireplace that adds warmth and charm to the room. The adjoining kitchen is a dream for those who love to cook, featuring top-of-the-line appliances and a functional design that flows effortlessly into the casual dining area. A generous deck, equipped with a gas line for your BBQ, is just off the dining areaâ€™™perfect for outdoor entertaining or enjoying a peaceful evening.

For more formal occasions, the separate living and dining rooms offer plenty of space and flexibility for hosting guests. On the upper



level, the master suite serves as a private sanctuary. This luxurious retreat includes a spacious walk-in closet and a stunning 5-piece ensuite bathroom, complete with a soaking tub, double sinks, and a separate shower for ultimate relaxation. Three additional bedrooms on this floor provide ample room for family members or guests.

The fully finished walk-out basement adds even more versatility to the home, offering a fifth bedroom, a large recreation room with a gas fireplace, and a full bathroom. This space is ideal for guests, family gatherings, or creating your dream entertainment zone.

Nestled in one of Calgary’s most prestigious neighborhoods with best schools in town such as Webber Academy, Rundle College & Earnest Manning High School. this home is ideally located near public transportation, making commuting effortless. The surrounding area offers a wealth of recreational options, including parks, scenic pathways, and community centers perfect for outdoor activities. With shopping, dining, and entertainment just a short distance away, this location combines the best of suburban peace with urban convenience.

Don’t miss your chance to own this spectacular home in one of Calgary’s most coveted communities!

Built in 1989

**Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | A2200363    |
| Price      | \$1,074,998 |
| Bedrooms   | 6           |
| Bathrooms  | 4.00        |
| Full Baths | 3           |

|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 2,701       |
| Acres          | 0.13        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 212 Christie Knoll Point Sw |
| Subdivision | Christie Park               |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3H 2R9                     |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home   |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Washer/Dryer Stacked |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Suite, Walk-Out   |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, Private Yard     |
| Lot Description   | Back Yard, Cul-De-Sac     |
| Roof              | Asphalt Shingle           |
| Construction      | Brick, Stucco, Wood Frame |

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  March 12th, 2025

Days on Market              59

Zoning                         R-CG

### **Listing Details**

Listing Office                RE/MAX Realty Professionals

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