

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

MLS® #A2236273

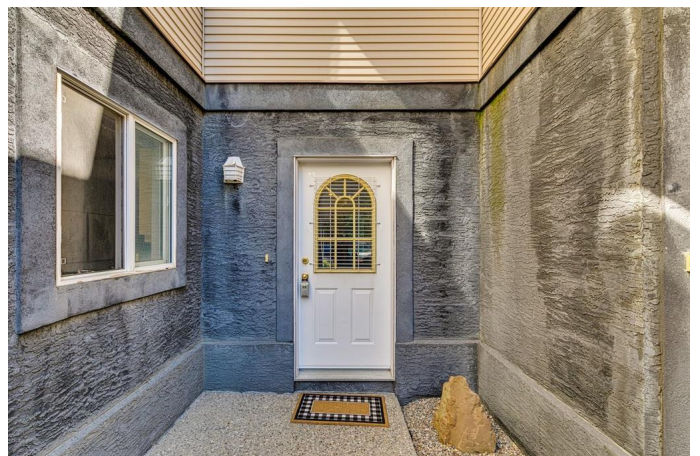
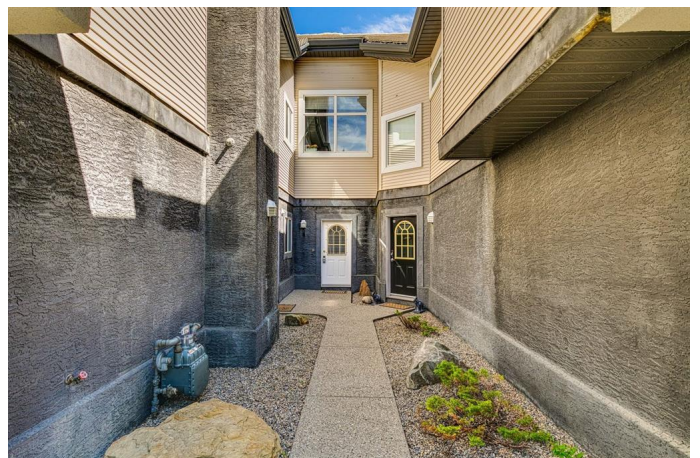
**\$459,900**

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        | Single Garage Attached, Garage Faces Front |
| # 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           | In Floor, Natural Gas                                                                                                      |
| 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 | 51              |
| Zoning         | DC (pre 1P2007) |

## Listing Details

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

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