



\$ 539,000.00

## 5 5616 14 AVENUE SW CALGARY

<https://paulbrinton.com>

Enjoy spectacular sunrises and city views from all 3 levels of this beautifully updated and spacious ( end unit) townhome in Christie Park. 2 story above grade plus finished walk-out lower level offer 2245 sq. ft. of living space. Upgrades include (but not limited to), appliances, granite counters, hardwood flooring,...

- 2 beds
- 4 baths
- Row/Townhouse
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1156022

**Type:** Row/Townhouse

**Bedrooms:** 2

**Baths Half:** 1

**Status:** Active

**Year built:** 1997

**Parking:** Garage Door Opener, Guest, Owned, Single Garage Attached

**Post Updated:** 2021-11-27 16:06:34

**Bathrooms:** 4

**Bedrooms Above Grade:** 2

**Date added:** 11/22/21

**Two Piece Bath:** 1

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Association Amenities:** Snow Removal, Visitor Parking

**Community Features:** Other, Park, Schools Nearby, Playground, Street Lights, Shopping Nearby

**Fencing:** Cross Fenced

**Cooling:** None

**Interior Features:** Built-in Features, Central Vacuum, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

**Total Parking:** 1

**Flooring:** Carpet, Ceramic Tile, Cork, Hardwood

**Fireplace Features:** Gas, Living Room, Tile

**Exterior Features:** Covered Courtyard, Lighting

**District:** CAL Zone W

**Inclusions:** N/A

**Lot Features:** Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind, Landscaped



**Roof Type:** Concrete

**Heating Type:** In Floor,Hot Water

## PROPERTY INFORMATION

**Basement:** Finished, Walk-Out

**Levels:** Two

**Laundry features:** In Unit, Main Level

**Zoning:** DC

**Transaction Type:** For Sale

**List Price Square Foot:** \$ 361.84

**Title Land:** Fee Simple

**Photo Count:** 46

**Rooms Above Grade:** 5

**Unit Exposure:** E

**Unit Number:** 5

**Construction Materials:** Stucco,Wood  
Frame

**Suite:** No

**Foundation:** Poured Concrete

**Frontage Metres:** 0.00M 0`0"

**Appliances:** Dishwasher,Dryer,Electric  
Stove,Garage Control(s),Microwave,Range  
Hood,Washer,Window Coverings

**Living Area SF:** 1489.60

**Subdivision Name:** Christie Park

**Structure Type:** Five Plus

**Restrictions:** Board Approval,Pet  
Restrictions or Board approval Required

