

# \$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 countertops—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'll find two generously sized bedrooms, a stylish full bathroom, and a luxurious primary suite with a walk-in closet and a spa-like ensuite.

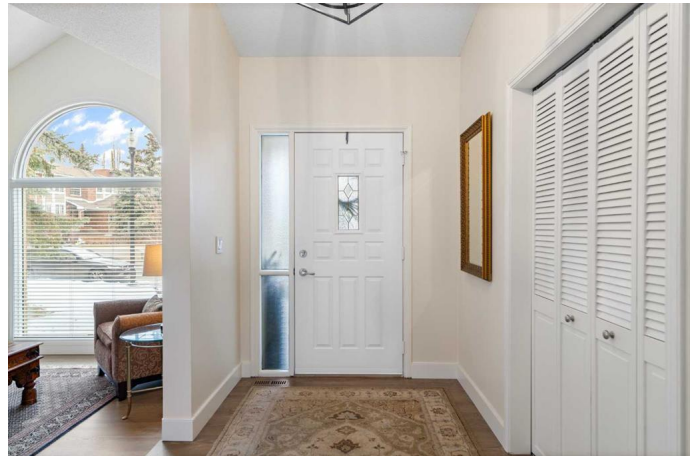
The fully developed basement includes a large recreation room with a second gas fireplace, a spacious fourth bedroom, and an additional full bathroom—offering flexibility for guests, a home gym, or a media room.

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, Garage Faces Front, Oversized, Front Drive
# 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	7
Zoning	R-CG

## Listing Details

Listing Office	Real Estate Professionals Inc.
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