

# \$419,900 - 20, 5616 14 Avenue Sw, Calgary

MLS® #A2209439

**\$419,900**

2 Bedroom, 2.00 Bathroom, 1,270 sqft

Residential on 0.00 Acres

Christie Park, Calgary, Alberta

Welcome to The Lookout at Christie Park - a beautifully kept townhome enclave in one of Calgary's most sought-after westside communities. This upper-level, stacked bungalow offers over 1,270 sq.ft. of bright, airy living space with soaring vaulted ceilings, expansive windows, and a flowing open-concept layout. Luxury vinyl plank flooring runs throughout the main areas, including a spacious living room with gas fireplace, ample room for a designated dining area, and a sunny private balcony. The kitchen is well-equipped with Whirlpool stainless steel appliances (including range and microwave/hoodfan), generous cabinetry, and a walk-in pantry. The primary suite features a walk-in closet and a spacious ensuite with soaker tub and separate shower. A second bedroom with direct access to the second full bath offers flexibility for guests or a home office. Both bathrooms are finished with luxury vinyl tile and feature tile splashes. Additional conveniences include in-suite laundry and an attached single garage. Just steps from the Sirocco LRT, West Market Square, and parks, with easy access to downtown, Westhills, and Stoney Trail.

Built in 1997

## Essential Information

MLS® # A2209439

Price \$419,900



|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,270         |
| Acres          | 0.00          |
| Year Built     | 1997          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 20, 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 |
| # of Garages   | 1                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, High Ceilings, Laminate Counters, Open Floorplan, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer   |
| Heating           | In Floor, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room, Tile   |
| Basement          | None   |

### Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

|                 |                           |
|-----------------|---------------------------|
| Lot Description | Low Maintenance Landscape |
| Roof            | Clay Tile                 |
| Construction    | Stucco, Wood Frame        |
| Foundation      | Poured Concrete           |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 18               |
| Zoning         | DC (pre 1P2007)  |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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