

\$1,080,000 - 319 Christie Knoll Point Sw, Calgary

MLS® #A2241671

\$1,080,000

5 Bedroom, 4.00 Bathroom, 2,884 sqft

Residential on 0.21 Acres

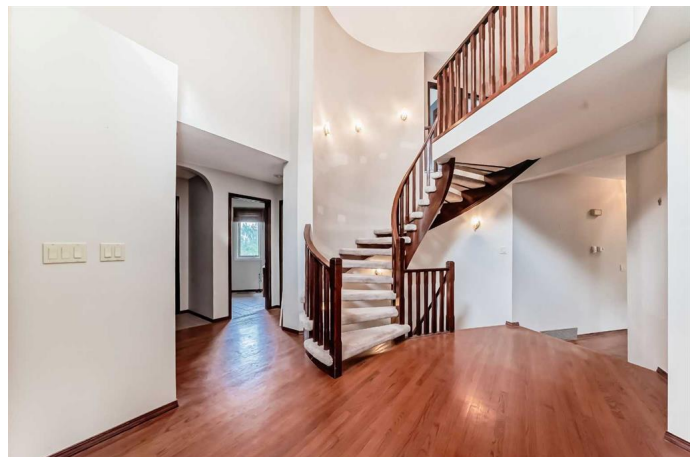
Christie Park, Calgary, Alberta

Welcome to this spacious executive home located in the prestigious community of Christie Park, offering over 4,400 sq ft of living space and a rare combination of privacy, functionality, and convenience. Nestled in a quiet cul-de-sac, this south-facing property enjoys abundant natural light and a serene setting with no through traffic—ideal for families seeking both comfort and tranquility.

The main level is thoughtfully laid out with a bright formal living room featuring a cozy wood-burning fireplace, a private office with custom built-ins, and a versatile sunroom that leads to the outdoor deck—perfect for seasonal enjoyment. The kitchen is spacious and well-equipped, highlighted by soaring ceilings, a central island, and direct deck access for easy indoor-outdoor entertaining. A converted dining area now serves as a charming music room, while a 3-piece bathroom and generous mudroom with a walk-in closet provide added convenience.

Upstairs, you'll find two oversized secondary bedrooms with bay windows and built-in features, a large laundry room, and a beautifully appointed 5-piece bathroom with a separate water closet. The expansive primary suite offers south, east, and west-facing windows, a walk-in closet, and a luxurious 5-piece ensuite complete with bidet.

The newly renovated walk-out basement



includes two additional bedrooms, a full-size second kitchen, a 3-piece bath, and a spacious recreation roomâ€”ideal for extended family, guests, or rental potential.

Located near top-rated schools such as Calgary Academy, Rundle College, Webber Academy, and Ernest Manning High School, and just minutes to the LRT, Strathcona Square, and Westside Recreation Centreâ€”this is a rare opportunity in one of Calgaryâ€™s most desirable communities.

Built in 1989

Essential Information

MLS® #	A2241671
Price	\$1,080,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,884
Acres	0.21
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	319 Christie Knoll Point Sw
Subdivision	Christie Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2v2

Amenities

Parking Spaces	4
Parking	Double Garage Attached

of Garages 2

Interior

Interior Features No Animal Home, No Smoking Home
Appliances Dishwasher, Dryer, Gas Cooktop, Refrigerator, Washer, Window Coverings
Heating Forced Air
Cooling Central Air
Fireplace Yes
of Fireplaces 2
Fireplaces Gas
Has Basement Yes
Basement Finished, Full, Walk-Out

Exterior

Exterior Features Balcony, Other
Lot Description Cul-De-Sac
Roof Cedar Shake
Construction Brick, Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed July 20th, 2025
Days on Market 6
Zoning R-CG

Listing Details

Listing Office CIR Realty

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