

# \$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
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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	3
Zoning	DC (pre 1P2007)

### **Listing Details**

Listing Office	Royal LePage Benchmark
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