\$1,949,000 - 78 Valour Circle Sw, Calgary

MLS® #A2097544

\$1,949,000

4 Bedroom, 4.00 Bathroom, 2,430 sqft Residential on 0.12 Acres

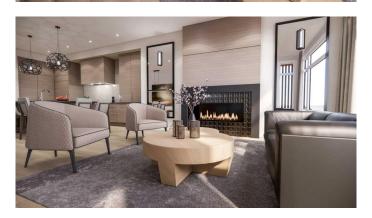
Currie Barracks, Calgary, Alberta

Welcome to luxury living in the thriving inner-city community of Currie. Live where timeless charm meets contemporary comfort in a beautiful home nestled on Currie's historic Valour Park. Built by Empire Custom Homes, 78 Valour Circle SW is a masterfully crafted home, boasting a zen-inspired interior with a focus on thoughtful design and quality construction to foster a higher quality of life.

Step inside and feel the difference of 10-foot ceilings across the main level, creating a spacious and welcoming ambiance. The gourmet kitchen, meticulously crafted by Empire Kitchen and Bath, is a chef's delight, featuring a premium 5-piece Sub-Zero/Wolf appliance package and a convenient built-in pantry. The open-concept design seamlessly connects two main-floor living spaces, providing flexibility for both entertaining and everyday living. Curl up by the living room fireplace, the perfect cozy focal point for gatherings. Enjoy thoughtful design that extends to the primary retreat, where you'll find a generously sized walk-in closet and a luxurious 5-piece ensuite. Pamper yourself in the ensuite, complete with a double vanity, standalone tub, a shower with a tiled bench, and the comfort of heated bathroom floors. The fully developed basement adds another layer of versatility to this home, featuring a stylish wet bar, an additional bedroom, and the utility of a 4-piece bathroom.







Step outside to the outdoor living area, complete with a gas fireplace, offering a perfect space to relax and entertain. The detached 3-car garage, insulated and drywalled, ensures both convenience and ample space for your vehicles and storage needs.

Live better in a luxury home that prioritizes your well-being with healthy home features such as wool carpet and formaldehyde-free insulation. Feel good with superior energy efficiency provided by triple-pane windows and a 96% high-efficiency furnace with a 2-zone system.

Immerse yourself in a meticulously crafted home built for better living, 78 Valour Circle is waiting for you. Where contemporary inner-city living meets vibrant amenities, all in a historical setting that feels like home.

Schedule your private tour today to experience the exceptional lifestyle awaiting you in Currie.

Built in 2024

Essential Information

MLS® # A2097544

Price \$1,949,000

Sold Price \$1,945,000

Bedrooms 4

Bathrooms 4.00 Full Baths 3

Half Baths 1

Square Footage 2,430 Acres 0.12 Year Built 2024

Type Residential
Sub-Type Detached
Style 2 Storey

Status Sold

Community Information

Address 78 Valour Circle Sw

Subdivision Currie Barracks

City Calgary
County Calgary
Province Alberta
Postal Code T3E 7B6

Amenities

Parking Spaces 3

Parking Insulated, Triple Garage Detached

Interior

Interior Features Built-in Features, Central Vacuum, Closet Organizers, Double Vanity,

High Ceilings, Open Floorplan, Soaking Tub, Stone Counters, Wet Bar

Appliances Built-In Refrigerator, Dishwasher, Gas Stove, Microwave, Oven

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes

of Fireplaces 2

Fireplaces Gas, Living Room, Outside

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Lighting

Lot Description Back Lane, Level

Roof Asphalt, Asphalt Shingle

Construction Brick, Stucco

Foundation Poured Concrete

Additional Information

Date Listed December 18th, 2023

Date Sold March 26th, 2024

Days on Market 99

Zoning DC

HOA Fees 0.00

Listing Details

Listing Office CENTURY 21 BAMBER REALTY LTD.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.