

\$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
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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.

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