

\$884,900 - 103 Victoria Cross Boulevard Sw, Calgary

MLS® #A2107498

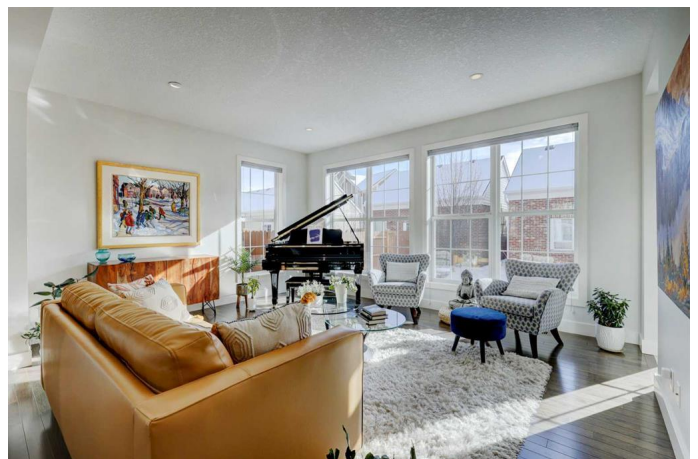
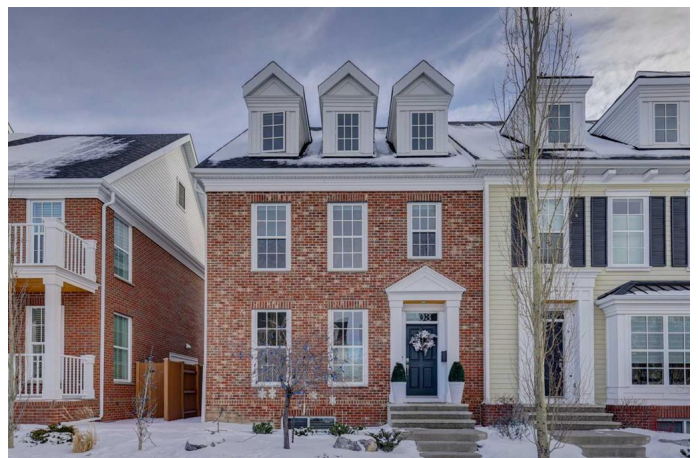
\$884,900

4 Bedroom, 4.00 Bathroom, 2,345 sqft

Residential on 0.07 Acres

Currie Barracks, Calgary, Alberta

Welcome to one of Calgary's most desired communities, CURRIE BARRACKS. Currie provides a lifestyle suitable for families and individuals alike, offering a diverse array of amenities and activities. Nestled on a beautiful street, Victoria Cross Blvd, this exceptional brick townhome has a harmonious blend of timeless character and contemporary design across three magnificent levels measuring over 3100 square feet of total living space. Step inside to discover the inviting open-concept layout with abundant natural light streaming in from the large windows throughout. The kitchen boasts high-end stainless-steel appliances, including a gas range and built-in oven, complemented by a vast cabinet and pantry space. Transition seamlessly to the south-facing living room, where sunlight bathes the space as you sit with the backdrop of your PRIVATE and POFESSIONALLY LANDSCAPED yard. On the second level find a cozy family room featuring a gas fireplace and wet bar, along with two full bedrooms and a versatile office space that can easily serve as an additional bedroom. The third level unveils the CROWN JEWEL of this home—the MASTER SUITE. Spanning over 600 square feet, this sanctuary boasts lofty ceilings, a lavish ensuite bath with IN-FLOOR HEAT, and a large walk-in closet. Dormer windows infuse the room with natural light, exuding an air of sophistication and charm. Completing this extraordinary residence is a fully developed basement



offering a full bathroom and family/rec room, ideal for accommodating guests or providing a retreat for family members. The property also includes a full size 2-CAR GARAGE and one of the largest yards on the block. RECENT UPGRADES and UPDATES that enhance this home include, new light fixtures, water softener, professional landscaping, and newer dishwasher and microwave, AC, hot water tank (2022), and paint inside and out. Currie Barracks presents an array of amenities for everyone, with ample parks and pathways, close proximity to the Glenmore Reservoir, Downtown, schools, and Mount Royal University. Don't miss out on this exceptional opportunity to experience luxury living at its finest. Schedule your private tour today!

Built in 2011

Essential Information

MLS® #	A2107498
Price	\$884,900
Sold Price	\$880,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,345
Acres	0.07
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	103 Victoria Cross Boulevard Sw
Subdivision	Currie Barracks
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3E 7W3

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
Appliances	Built-In Gas Range, Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Garden, Landscaped, Other, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Concrete, Mixed, Other, See Remarks, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 14th, 2024
Date Sold	February 29th, 2024
Days on Market	15
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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