

\$849,999 - 68 Victoria Cross Boulevard Sw, Calgary

MLS® #A2137908

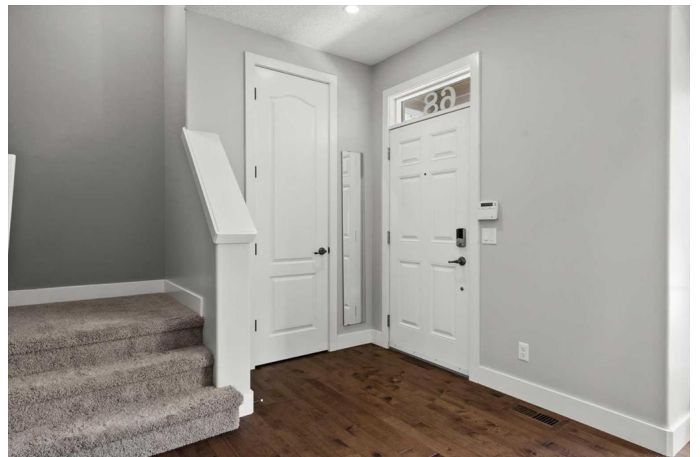
\$849,999

4 Bedroom, 4.00 Bathroom, 2,140 sqft

Residential on 0.06 Acres

Currie Barracks, Calgary, Alberta

Are you looking to move into one of Calgary's best historic communities? What about less than 10 minutes to DT and easy access to both Crowchild and Glenmore Trail? Welcome to this charming Brownstone fronting onto a greenspace pathway. The blended development of Currie Barracks means there is something for everyone, and many do not leave this neighbourhood – just right size their home. Victoria Cross Blvd hosts some of the most intriguing townhomes in Calgary, and this home certainly fits the bill. With 4 levels of completed living space, the crown jewel of this home is the owners retreat – spanning the entire 3rd floor. The main living area blends traditional living with modern aesthetic. The bright kitchen and dining room overlook the fenced yard and double garage. The granite counters pair well with timeless shaker cabinets and the high-end Viking appliance package shine under the newly replaced pendant lighting. Warm hardwood stretches throughout the main floor, and at the front of the home, the living room is centered around the gas fireplace. With room for large family and friend gatherings, the main floor is complemented by a private powder room, mud room and coffee bar. Heading up to the second level, you will find that in addition to 2 great sized bedrooms that share a 4-piece bathroom with heated floors, a well-positioned family room will set the scene for veg time and afternoons relaxing. You will also find a laundry room with storage and sink on this



level. Moving upstairs to the owner's retreat, this is what the discerning buyer came for. The bedroom footprint allows for any configuration and size of furniture, includes vaulted ceilings and overlooks the rooftop patio (a very rare feature for these homes) that is bathed in sun from the west. The elevated retreat leads into the gleaming bathroom that has heated floors, soaker tub, dual vanities, standup shower and water closet. Not to be left out, the expansive walk-in closet with California Closet built ins ensure clothing storage is a breeze. The lowest level provides another expansive bedroom with a 4 piece bathroom, and a storage room in addition to the bonus/rumpus room. Whether you want to turn this into a media space, home gym or office – there are endless options of how you make this area work for you. The landscaped yard leads out to the double garage and with NW exposure, let summer creep by while you hang out here. There have been many development advancements in Currie and you can walk to great spots like Burwood Distillery, The Inn on Officers' Garden, Wild Rose Brewery and Vacay Brew Co. You are also steps to Mount Royal University; so, this could be a great spot if you want to right size your life and still have your kids at home while they extend their education! Call your trusted agent today to view this home before She Gone™.

Built in 2012

Essential Information

MLS® #	A2137908
Price	\$849,999
Sold Price	\$885,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	2,140
Acres	0.06
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	68 Victoria Cross Boulevard Sw
Subdivision	Currie Barracks
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7V2

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
# of Stories	3
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Street Lighting, Rectangular Lot

Roof	Asphalt Shingle
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	June 27th, 2024
Date Sold	August 15th, 2024
Days on Market	49
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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