

\$849,999 - 88 Victoria Cross Boulevard Sw, Calgary

MLS® #A2169384

\$849,999

4 Bedroom, 4.00 Bathroom, 2,008 sqft

Residential on 0.06 Acres

Currie Barracks, Calgary, Alberta

Step into luxury and sustainability with this exceptional painted brick townhome, located on a beautiful tree lined boulevard in historic Currie Barracks. The bright and spacious main floor features a Gourmet Kitchen with professional grade Viking stainless steel appliances, quartz countertops, abundant cabinetry, and breakfast bar/island. The light filled dining area overlooks the treed boulevard, while the open concept living room faces the private, professionally landscaped backyard, perfect for entertaining or relaxing. A 2-pc powder room and stunning acacia engineered hardwood floors throughout complete the main floor. The second level includes a versatile bonus room, 2 generously sized bedrooms (one currently used as an office), 2 linen closets, a laundry room and 4-pc main bath featuring in floor heating. The primary suite spans the entire third floor, offering a true sanctuary. With lofted ceilings, a huge private deck overlooking the backyard, 5-pc ensuite with in floor heating, and walk in closet, this space exudes luxury. The fully developed basement offers a spacious rec room perfect for a home theatre, gym, or additional family space, as well as a guest bedroom, 4-pc bathroom, and lots of storage. This fully upgraded home is equipped with A/C, hot water on demand, separate thermostats for each floor, steam humidifier, reverse osmosis water system, water softener, roughed in central vac, security system, speakers on each floor as well as on deck and



patio, gas line outlets and water bibs on upper deck and in backyard, and a detached double garage. Additionally, all windows open for fresh air. Currie Barracks is much more than a neighbourhood, it's a lifestyle. The LEED Gold Standard community offers historic walking and biking paths, parks, naturalized woodlands and rain gardens, an off-leash dog park, accessible play areas, options for food and drink, schools, truly an unparalleled mix of urban living, heritage preservation and vibrant amenities-all just minutes from downtown Calgary.

Built in 2011

Essential Information

MLS® #	A2169384
Price	\$849,999
Sold Price	\$850,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,008
Acres	0.06
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

Community Information

Address	88 Victoria Cross Boulevard Sw
Subdivision	Currie Barracks
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7V2

Amenities

Amenities	Snow Removal
Parking Spaces	2
Parking	Double Garage Detached, Garage Faces Rear

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s), Tankless Hot Water, Wired for Sound, WaterSense Fixture(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Instant Hot Water, Oven, Tankless Water Heater, Water Purifier
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
# of Stories	3
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Few Trees, Lawn, Garden, Low Maintenance Landscape, Landscaped, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	October 7th, 2024
Date Sold	October 18th, 2024
Days on Market	11
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Greater Calgary Real Estate
----------------	-----------------------------

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.