

\$899,900 - 128 Victoria Cross Boulevard Sw, Calgary

MLS® #A2224070

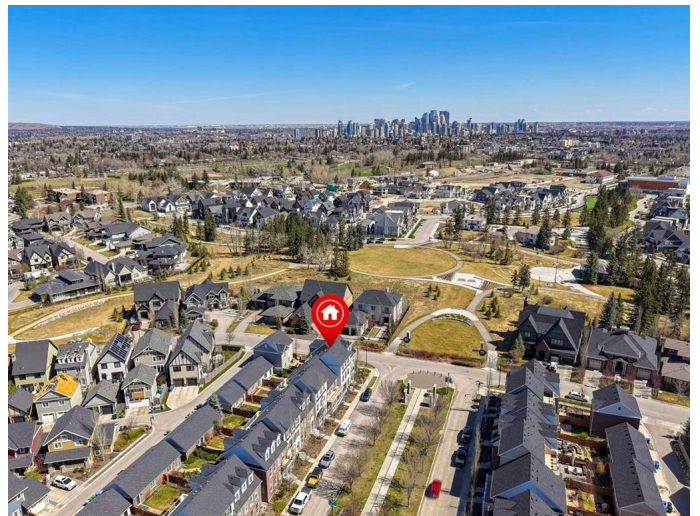
\$899,900

4 Bedroom, 4.00 Bathroom, 2,018 sqft

Residential on 0.06 Acres

Currie Barracks, Calgary, Alberta

Welcome to this charming Brownstone in Currie Barracks, fronting a tranquil greenspace, and adjacent to a community park and playground. This historic community offers unparalleled convenience: less than 10 minutes to downtown and effortless access to Crowchild and Glenmore Trail. This unique neighborhood nurtures a strong sense of community with blended developments that offer something for everyone. Nestled on Victoria Cross Blvd, home to some of Calgary's most captivating townhomes, this property truly stands out. Experience four levels of beautifully finished living, crowned by an owner's retreat that encompasses the entire third floor – your private sanctuary. The main level offers a bright kitchen and dining area, equipped with elegant granite counters, timeless shaker cabinets, and a premium appliance package. Rich hardwood floors flow throughout, leading to a spacious living room centered around a welcoming gas fireplace. A discreet powder room and functional mudroom complete this highly practical main floor. The second level offers ideal family living with two generous bedrooms sharing a four-piece bathroom featuring. A dedicated family room provides a perfect retreat for unwinding, complemented by a convenient laundry room. The third-floor owner's retreat is a true indulgence. This expansive space, with its vaulted ceilings, easily accommodates any furniture arrangement and boasts a rare



northwest-facing rooftop patioâ€”a sun-drenched haven perfect for morning coffee or evening relaxation. The luxurious en-suite bathroom is a spa-like escape and is complemented by a sprawling walk-in closet. The lowest level extends your living space with another spacious bedroom, a four-piece bathroom, a large storage room, and a versatile rec roomâ€”ready to be transformed into your ideal media room, home gym, or private office. The landscaped yard, with its northwest exposure, invites you to linger and enjoy the summer air. Living in Currie Barracks means enjoying a vibrant lifestyle. Walk to local favorites like Burwood Distillery, The Inn on Officersâ€™ Garden, Wild Rose Brewery, and Vacay Brew Co. With Mount Royal University just steps away, this home is also a smart choice for families seeking to provide their children with extended educational opportunities close to home.

Built in 2011

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2224070 |
| Price | \$899,900 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,018 |
| Acres | 0.06 |
| Year Built | 2011 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|---------|---------------------------------|
| Address | 128 Victoria Cross Boulevard Sw |
|---------|---------------------------------|

| | |
|-------------|-----------------|
| Subdivision | Currie Barracks |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3E 7L5 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Snow Removal |
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Family Room, Gas, Tile |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony, Garden, Private Yard, Storage |
| Lot Description | Back Lane, Front Yard, Level, Low Maintenance Landscape, Private |
| Roof | Asphalt |
| Construction | Brick, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|----------------|
| Date Listed | May 23rd, 2025 |
| Days on Market | 14 |
| Zoning | DC |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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