



**10 Currie Walk SW
Calgary, Alberta**

MLS # A2297097



\$694,999

Division:	Currie Barracks		
Type:	Residential/Triplex		
Style:	3 (or more) Storey		
Size:	1,459 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 306
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Quartz Counters		

Inclusions: None.

Welcome to life in Currie Barracks, one of Calgary's most coveted master-planned communities. Perfectly positioned along beautiful Currie Walk, this interior triplex unit enjoys a quiet setting away from construction while offering charming pathway views and a true neighbourhood feel. Step inside to a spacious main floor foyer featuring a versatile bedroom ideal for a home office, guest space, or flex room, along with convenient access to the double attached garage. Upstairs, the bright and open living level is designed for both comfort and entertaining. The stylish kitchen showcases a large quartz island, stainless steel appliances, and excellent storage, flowing seamlessly into the well-appointed dining area with balcony access for easy summer BBQs. The cozy living room provides the perfect place to unwind at the end of the day. The upper level features a thoughtfully designed layout with a spacious primary retreat complete with a walk-in closet featuring California Closet built-ins and a private 4-piece ensuite. Two additional bedrooms and another full 4-piece bathroom complete the top floor. Central air conditioning ensures year-round comfort. Currie Barracks is renowned for its outstanding schools, scenic walking paths, beautiful parks, and growing collection of restaurants, cafes, and breweries, all just a quick 10-minute drive to downtown Calgary. Ideal for young professionals, this vibrant inner-city community offers an unbeatable lifestyle in a truly exceptional location.