



**1 Murmansk Way SW
Calgary, Alberta**

MLS # A2308045



\$1,550,000

Division:	Currie Barracks		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,069 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Alley Access, Heated Garage, Oversized, Triple Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped, Level, Private, Rectangular Lot, Views		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, High Ceilings, No Smoking Home, See Remarks		

Inclusions: Carriage house furniture, Refrigerator, Electric range, Microwave Hood Fan, Dishwasher, Stackable washer /Dryer.

Welcome to 1 Murmansk Way SW, located in the highly sought-after community of Currie Barracks—an exceptional opportunity to own a grand brick Colonial home on a prominent corner lot. Originally a show home by Birchwood Properties, this remarkable residence with over 3700 Sqf of living space (including legal suite) showcases an extensive array of upscale finishes, thoughtfully designed living spaces, and an abundance of natural light, all while offering a true sense of privacy. The main level features rich hardwood flooring throughout, an expansive formal living and dining area complete with a built-in bar and access to a private balcony, a convenient half bathroom, and a spacious family room with a gas fireplace framed with custom built-in cabinetry. The gourmet kitchen is designed to impress, offering stainless steel appliances, full-height cabinetry, and an oversized centre island—perfect for both everyday living and entertaining. Upstairs, you’ll find three generously sized bedrooms, including the primary bedroom with dual balconies, a large walk-in closet, and a spa-inspired ensuite featuring dual vanities, a soaker tub, and a glass/tile shower. The upper level also includes a 2nd full bathroom, a well-appointed laundry closet, and a beautiful vantage point overlooking the tree canopy / park. The fully developed lower level offers additional living space with a fourth bedroom, a large second family room, a third full bathroom, ample storage, and a utility room. Above the detached triple-car garage sits a fully self-contained 737 Sqf carriage house with its own private entrance, full set of appliances, furnace, and balcony—ideal as a rental or for extended family, with strong appeal for MRU students. Recent upgrades include fresh paint throughout, a new roof, etc. providing peace of mind for years to come. Property has AC, wired for alarm and

speakers, fully landscaped with irrigation system. This prime location offers close proximity to schools, Mount Royal University, parks, and all essential amenities, with convenient access to Crowchild Trail and Stoney Trail for easy commuting. A truly remarkable property that combines timeless architecture with modern comfort—this is a home you won't soon forget.