



GRASSROOTS
REALTY GROUP

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71 Victoria Cross Boulevard SW
Calgary, Alberta

MLS # A2330148



\$925,000

Division:	Currie Barracks		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	2,404 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 380
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Garage Heater		

Behind its timeless brick exterior on one of Currie Barrack's quietest streets, this beautifully updated home delivers over 2,600 square feet of thoughtfully designed living space across four finished levels. Blending refined finishes with exceptional functionality, it offers an uncommon floor plan highlighted by an entire level dedicated to the primary suite, generous entertaining spaces, and the low-maintenance lifestyle that makes this community so sought after. The home offers over 2,180 square feet above grade, with an additional finished recreation room and substantial storage space below. The main floor is designed for gathering, anchored by an impressive chef inspired kitchen featuring a striking quartz waterfall island, Viking Brand appliances, wine fridge, and an oversized wall pantry that provides remarkable storage without sacrificing clean, contemporary design. The open layout flows naturally between the spacious living and dining areas, while a convenient mudroom and powder room add everyday practicality. The second level offers flexibility with two generous bedrooms, a full four-piece bathroom, upper-floor laundry, and an expansive family room that works equally well as a media room, children's play space, home office, or quiet retreat away from the main living areas. Occupying the entire third floor, the primary suite is a true standout. The impressive bedroom easily accommodates a sitting area, while the oversized walk-in closet and luxurious five-piece ensuite with dual vanities, soaker tub, and separate shower create a space that feels private, spacious, and intentionally removed from the rest of the home. The finished basement extends the living space with a large recreation room that's ideal for movie nights, a home gym, or a games area, while an unfinished utility and storage room offers exceptional flexibility for future

development or simply keeping seasonal storage neatly out of sight. Outside, the fully fenced south-facing backyard is designed for easy enjoyment with landscaping, a private patio, and direct access to the double detached garage. Located in the heart of Currie, you're surrounded by parks, walking paths, local restaurants and caf  s, excellent schools, and everyday amenities, while remaining just minutes from downtown, Mount Royal University, and major commuter routes. Book your showing today!