



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**71 VICTORIA CROSS Boulevard, Calgary T3E 7W3**

MLS®#: **A2133859**

Area: **Currie Barracks**

Listing Date: **05/21/24**

List Price: **\$879,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 11-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2011**

Finished Floor Area

Abv Sqft: **2,357**

Low Sqft:

Ttl Sqft: **2,357**

Lot Information

Lot Sz Ar: **2,640 sqft**

Lot Shape:

DOM

**34**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **3 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Private,Rectangular Lot**  
Park Feat: **Double Garage Detached,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Garden,Playground,Private Yard**

Construction: **Brick,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Garburator,Gas Cooktop,Microwave,Range Hood,Refrigerator,Water Conditioner,Water Softener,Window Coverings,Wine Refrigerator**  
Int Feat: **Breakfast Bar,Ceiling Fan(s),Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
5pc Ensuite bath	Third	0`0" x 0`0"
Walk-In Closet	Third	9`5" x 11`7"
Furnace/Utility Room	Basement	22`4" x 18`8"
Kitchen	Main	23`4" x 12`3"

Room	Level	Dimensions
4pc Bathroom	Second	0`0" x 0`0"
Bedroom - Primary	Third	19`3" x 21`1"
Game Room	Basement	22`2" x 15`1"
Dining Room	Main	16`0" x 9`10"
Living Room	Main	18`3" x 13`1"

**Bedroom**  
**Family Room**

**Second**  
**Second**

**9`3" x 12`10"**  
**22`11" x 13`3"**

**Bedroom**

**Second**

**11`0" x 12`10"**

Legal/Tax/Financial

Condo Fee:  
**\$365**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC (pre 1P2007)**

Legal Desc: **1211000**

Remarks

Pub Rmks: **Experience contemporary city living at Historical Currie Barracks! With over 2,600 sq ft of finished living space, this 3 bed, 2.5 bath home is perfect for anyone looking for the convenience of low maintenance inner city living. Situated across 4 levels, the living areas are functional, bright and open; perfect for entertaining! Overlooking the front sitting area and dining area, the focal point of the main floor is the kitchen, complete with large quartzite waterfall island with breakfast bar that provides for plenty of prep area, stainless steel appliances including a gas stove and an amazing wall pantry with wine fridge. There is hardwood throughout with a 1/2 bath and storage closets at each entrance completing this level. 2 bedrooms, a 4 pc bath, laundry closet, 2 linen closets and a large family room make up the 2nd level. On the top floor, the primary suite is your own sanctuary with vaulted ceilings, a large walk-in closet, 2 flex areas and 5 pc spa-like ensuite with soaker tub, separate walk-in shower and double vanities. The partially finished basement has a nice sized rec room and tons of storage that could be finished into additional living space. Central air and recessed lighting throughout. The fully fenced, private back yard is beautifully landscaped with south facing stone patio. Heated double detached garage. Walking distance to Mount Royal University, elementary and secondary schools. Quick Access to Downtown. Close to all amenities. Perfectly situated near walking paths and parks.**

Inclusions: **N/A**  
Property Listed By: **Royal LePage Benchmark**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











