



THE
A-TEAM

**RE/MAX
FIRST**

88 VICTORIA CROSS Boulevard, Calgary T3E 7V2

MLS®#: **A2169384** Area: **Currie Barracks** Listing Date: **10/07/24** List Price: **\$849,999**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2011**
Lot Information
 Lot Sz Ar: **2,637 sqft**
 Lot Shape: **33.52 m X 7.31 m**

Finished Floor Area
 Abv Sqft: **2,007**
 Low Sqft:
 Ttl Sqft: **2,007**

DOM

11
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **Townhouse**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Few Trees,Lawn,Garden,Low Maintenance Landscape,Landscaped,Street Lighting,Private**
 Park Feat: **Double Garage Detached,Garage Faces Rear**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Garden,Private Entrance,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Gas Cooktop,Instant Hot Water,Microwave,Oven,Range Hood,Refrigerator,Tankless Water Heater,Washer/Dryer,Water Purifier,Window Coverings**
 Int Feat: **Breakfast Bar,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s),WaterSense Fixture(s),Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	17`3" x 12`0"	Dining Room	Main	16`3" x 9`3"
Living Room	Main	13`7" x 12`9"	2pc Bathroom	Main	4`6" x 7`0"
Bonus Room	Second	12`7" x 12`6"	Bedroom	Second	13`4" x 12`4"
Bedroom	Second	12`7" x 9`8"	Laundry	Second	5`4" x 7`10"
4pc Bathroom	Second	7`9" x 5`11"	Bedroom - Primary	Third	11`6" x 17`4"

5pc Ensuite bath
Game Room
4pc Bathroom

Third
Basement
Basement

9`10" x 13`4"
14`6" x 13`0"
5`0" x 7`5"

Walk-In Closet
Bedroom
Furnace/Utility Room

Third
Basement
Basement

9`9" x 7`4"
13`5" x 11`1"
14`3" x 7`3"

Legal/Tax/Financial

Condo Fee:
\$454

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: 1014256

Remarks

Pub Rmks: **Step into luxury and sustainability with this exceptional painted brick townhome, located on a beautiful tree lined boulevard in historic Currie Barracks. The bright and spacious main floor features a Gourmet Kitchen with professional grade Viking stainless steel appliances, quartz countertops, abundant cabinetry, and breakfast bar/island. The light filled dining area overlooks the treed boulevard, while the open concept living room faces the private, professionally landscaped backyard, perfect for entertaining or relaxing. A 2-pc powder room and stunning acacia engineered hardwood floors throughout complete the main floor. The second level includes a versatile bonus room, 2 generously sized bedrooms (one currently used as an office), 2 linen closets, a laundry room and 4-pc main bath featuring in floor heating. The primary suite spans the entire third floor, offering a true sanctuary. With lofted ceilings, a huge private deck overlooking the backyard, 5-pc ensuite with in floor heating, and walk in closet, this space exudes luxury. The fully developed basement offers a spacious rec room perfect for a home theatre, gym, or additional family space, as well as a guest bedroom, 4-pc bathroom, and lots of storage. This fully upgraded home is equipped with A/C, hot water on demand, separate thermostats for each floor, steam humidifier, reverse osmosis water system, water softener, roughed in central vac, security system, speakers on each floor as well as on deck and patio, gas line outlets and water bibs on upper deck and in backyard, and a detached double garage. Additionally, all windows open for fresh air. Currie Barracks is much more than a neighbourhood, it's a lifestyle. The LEED Gold Standard community offers historic walking and biking paths, parks, naturalized woodlands and rain gardens, an off-leash dog park, accessible play areas, options for food and drink, schools, truly an unparalleled mix of urban living, heritage preservation and vibrant amenities-all just minutes from downtown Calgary.**

Inclusions: Cantilevered umbrella and stand on upper deck, Plant pots (all or some of the upper deck plant pots), Benches on upper deck.
Property Listed By: Greater Calgary Real Estate

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

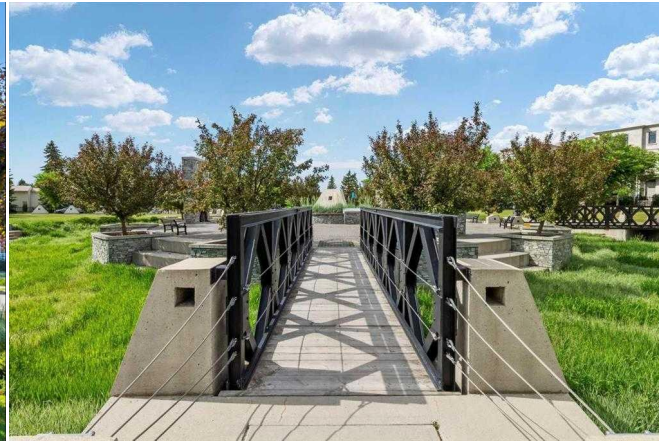






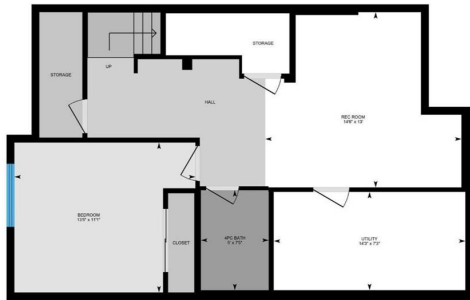






88 Victoria Cross Blvd SW, Calgary, AB

1st Floor (Below Grade) Exterior Area 345.85 sq ft
Excluded Area 287.76 sq ft



0 3 6 ft PREPARED: 2024/09/26

White regions are excluded from total floor area in GUCDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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2nd Floor Exterior Area 738.75 sq ft
Interior Area 678.03 sq ft



0 4 8 ft PREPARED: 2024/09/26

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3rd Floor Exterior Area 772.20 sq ft
Interior Area 711.10 sq ft



0 3 6 ft PREPARED: 2024/09/26

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4th Floor Exterior Area 458.84 sq ft
Interior Area 448.56 sq ft



0 3 6 ft PREPARED: 2024/09/26

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