

\$885,000 - 116 Victoria Cross Boulevard Sw, Calgary

MLS® #A2221768

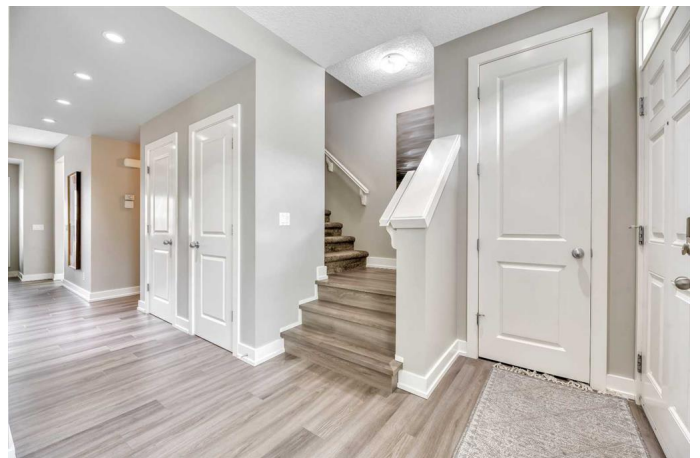
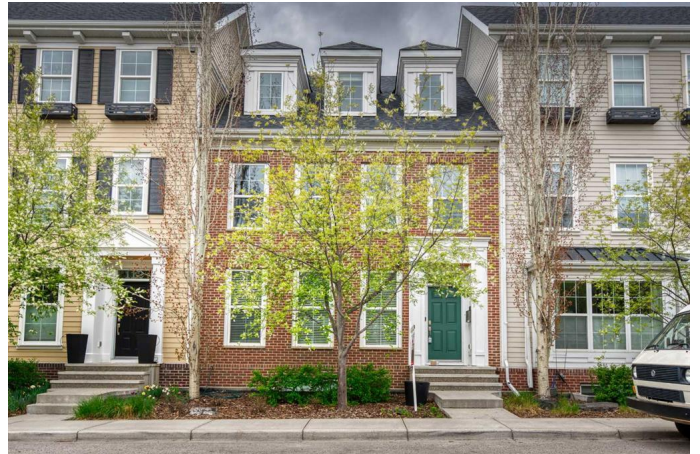
\$885,000

4 Bedroom, 4.00 Bathroom, 2,312 sqft

Residential on 0.07 Acres

Currie Barracks, Calgary, Alberta

*** Stunning Executive Townhouse in Prestigious Currie Barracks *** Discover this impressive 3-storey executive townhouse, ideally located in the heart of sought-after Currie Barracks in SW Calgary. Offering 3,141 sq. ft. of fully developed living space across four finished levels, this beautifully appointed home features 4 spacious bedrooms and 3.5 bathrooms. The main floor boasts a chef's kitchen complete with high-end stainless steel appliances—including a built-in gas range, built-in wall oven, built-in microwave, and French-door refrigerator with water and ice dispenser—alongside a luxurious living room with a cozy fireplace, a large dining area, and a stylish 2-piece powder room. Upstairs on the second level, you'll find a versatile bonus/flex room, two generously sized bedrooms, a 4-piece bathroom with heated floors, and a convenient laundry room. The third level is your private primary retreat, showcasing vaulted ceilings, a spa-inspired 5-piece ensuite with heated floors, and a spacious walk-in closet. The fully finished basement adds even more living space with a fourth bedroom, another 4-piece bathroom, a large recreation room, a wet bar, and a utility room with additional laundry hookups. Step outside to the sun-drenched, northwest-facing backyard—one of the largest in the development—featuring a professionally landscaped yard, a private patio, and a double detached garage with paved alley access. Additional features include: new furnace



(2022), central air conditioning (2022), professional basement development (2022), granite countertops throughout (kitchen, wet bar, and bathrooms), 2" blinds window treatment package. Close to schools, parks, shopping, and with easy access to major roadways—this home truly has it all. Don't miss your chance to own one of Calgary's most prestigious properties! Call now!

Built in 2011

Essential Information

MLS® #	A2221768
Price	\$885,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,312
Acres	0.07
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	116 Victoria Cross Boulevard Sw
Subdivision	Currie Barracks
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7V2

Amenities

Amenities	Snow Removal
Parking Spaces	2

Parking	Alley Access, Double Garage Detached, Garage Door Opener, Paved, Rear Drive, Side By Side, Enclosed, Garage Faces Rear, Secured
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# of Garages	2
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Interior

Interior Features	Bar, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
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Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings, Built-In Gas Range
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Heating	Central, Forced Air
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Cooling	Central Air, Full
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Gas
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Has Basement	Yes
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Basement	Finished, Full
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Exterior

Exterior Features	Other, Private Entrance, Private Yard
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Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Other, Private, Rectangular Lot, See Remarks
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Roof	Asphalt Shingle
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Construction	Brick, Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	May 15th, 2025
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Days on Market	5
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Zoning	DC
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Listing Details

Listing Office	MaxWell Capital Realty
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