

# \$1,099,000 - 43 Victoria Cross Boulevard Sw, Calgary

MLS® #A2232070

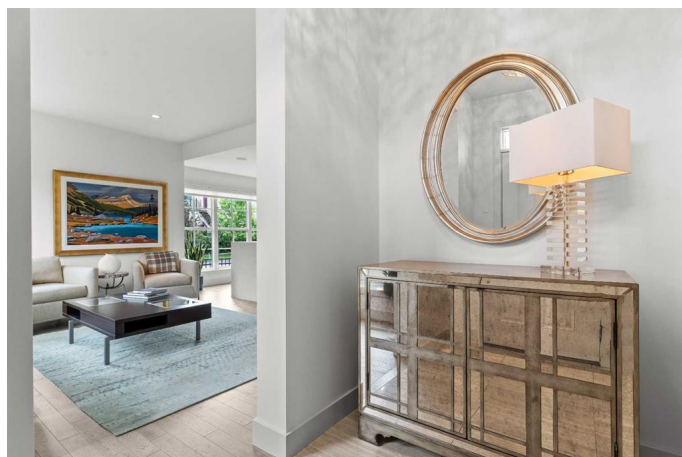
**\$1,099,000**

4 Bedroom, 4.00 Bathroom, 2,365 sqft

Residential on 0.07 Acres

Currie Barracks, Calgary, Alberta

4 BEDROOMS | 3 1/2 BATHROOMS |  
3-STOREY TOWNHOME | 3,049 SQFT OF  
LIVING SPACE | CORNER LOT | DOUBLE  
DETACHED GARAGE | Welcome to this  
stunning 3-storey executive townhome in the  
heart of sought-after Currie Barracks, offering  
over 3,000 sqft of refined living space with 4  
bedrooms, 3 full bathrooms, 1 powder room  
and an impressive array of upgrades  
throughout. Ideally positioned on a corner lot,  
this meticulously maintained, one owner, end  
unit townhome provides added privacy, natural  
light, and upscale curb appeal. As you step  
inside, you'll be greeted by a large foyer,  
high ceilings, wide-plank vinyl flooring, and a  
functional main floor layout. The open-concept  
living space features large windows  
throughout, flooding the space with natural  
light, a designer kitchen and a generous dining  
room. The bright and inviting living room  
seamlessly connects to the open kitchen,  
complete with a large island with seating,  
quartz countertops, a gas cooktop, a built-in  
oven, and an abundance of counter and  
cabinet space, perfect for entertaining. Hidden  
away behind the kitchen, you will be  
impressed with the floor to ceiling cabinetry  
and bar fridge for extra storage. The  
neighbouring spacious dining room looks out  
onto the manicured backyard, lush with  
greenery. The convenient back door allows  
you to relax or entertain on your patio with the  
addition of a bbq gas line. Additionally, a  
convenient powder room completes the main



level. As you make your way to the second level, you will be welcomed by a cozy family room for relaxing or movie nights with a built-in gas fireplace. The second level features two bright and spacious bedrooms with large closets, a third bedroom that can also be used as an office, and a 3-piece bathroom with fully tiled shower. You will enjoy the laundry room with built-in cabinetry and a brand new LG ThinQ washer and dryer. The third level is dedicated to the luxurious primary suite, featuring vaulted ceilings, a 5-piece ensuite with infloor heating, soaker tub and dual vanities, and a spacious walk-in closet. Downstairs, the fully finished basement includes a large recreation room, a 4-piece bathroom, and a spacious finished storage room. Additionally, this home features central air conditioning, central vac, a new hot water tank (2024), sound system, and double detached garage. The fully fenced backyard is filled with mature trees and perennial gardens, making it your perfect oasis in the city. You will appreciate being within walking distance from Currie Barracks' sought after restaurants, fenced in dog park and walking paths. Located close to downtown, Marda Loop, and top-rated private and public schools, this home blends refined living with a vibrant urban lifestyle. Explore all the possibilities that await you in Currie's vibrant community, book your showing today!

Built in 2012

**Essential Information**

MLS® #	A2232070
Price	\$1,099,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	2,365
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	43 Victoria Cross Boulevard Sw
Subdivision	Currie Barracks
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7V2

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Electric, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line
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Lot Description	Back Lane, Back Yard, Corner Lot, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 25th, 2025
Days on Market	4
Zoning	DC

**Listing Details**

Listing Office	RE/MAX First
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