



68 Victoria Cross Boulevard Calgary Alberta

\$849,999

Are you looking to move into one of Calgary's best historic communities? What about less than 10 minutes to DT and easy access to both Crowchild and Glenmore Trail? Welcome to this charming Brownstone fronting onto a greenspace pathway. The blended development of Currie Barracks means there is something for everyone, and many do not leave this neighbourhood - just right size their home. Victoria Cross Blvd hosts some of the most intriguing townhomes in Calgary, and this home certainly fits the bill. With 4 levels of completed living space, the crown jewel of this home is the owners retreat - spanning the entire 3rd floor. The main living area blends traditional living with modern aesthetic. The bright kitchen and dining room overlook the fenced yard and double garage. The granite counters pair well with timeless shaker cabinets and the high-end Viking appliance package shine under the newly replaced pendant lighting. Warm hardwood stretches throughout the main floor, and at the front of the home, the living room is centered around the gas fireplace. With room for large family and friend gatherings, the main floor is complemented by a private powder room, mud room and coffee bar. Heading up to the second level, you will find that in addition to 2 great sized bedrooms that share a 4-piece bathroom with heated floors, a well-positioned family room will set the scene for veg time and afternoons relaxing. You will also find a laundry room with storage and sink on this level. Moving upstairs to the owner's retreat, this is what the discerning buyer came for. The bedroom footprint allows for any configuration and size of furniture, includes vaulted ceilings and overlooks the rooftop patio (a very rare feature for these homes) that is bathed in sun from the west. The elevated retreat leads into the gleaming bathroom that has heated floors, soaker tub, dual vanities, stand...

4pc Bathroom Measurements not available

Bedroom 11.17 Ft x 11.50 Ft

Bedroom 9.25 Ft x 13.83 Ft

Family room 13.33 Ft x 13.83 Ft

Laundry room 8.42 Ft x 5.42 Ft

5pc Bathroom 13.42 Ft x 9.92 Ft

Bedroom 12.67 Ft x 14.75 Ft

Recreational, Games room 13.75 Ft x 12.83 Ft

Recreational, Games room 10.92 Ft x 6.83 Ft

Storage 9.50 Ft x 5.08 Ft

2pc Bathroom Measurements not available

Dining room 15.92 Ft x 10.08 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

Mirror

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Primary Bedroom 19.25 Ft x 11.50 Ft

Kitchen 15.92 Ft x 8.83 Ft

Other 9.08 Ft x 9.92 Ft

Living room 19.17 Ft x 16.17 Ft

4pc Bathroom Measurements not available