



## 66 Beny-Sur-Mer Road Calgary Alberta

\$800,000

Welcome to this beautifully maintained and thoughtfully updated townhome in the award-winning Currie Barracks community. Offering nearly 2,200 sq ft of developed living space across three levels, this Homes by AVI built "Mahoney" model features 3 bedrooms up, 4 bathrooms, and an ideal layout for both everyday living and entertaining. The sunny west-facing front porch sets the tone and is perfect for evening relaxation. Inside, the open-concept main floor is filled with natural light and showcases hardwood flooring, high ceilings, and a spacious living area that flows seamlessly into the kitchen and dining space. The kitchen features quartz countertops, stainless steel appliances, ample cabinetry, and direct access to the private rear patio and fenced yard, ideal for BBQs and low-maintenance outdoor living. Upstairs, the primary suite offers a full walk-in closet and a 5-piece ensuite, while two additional well-sized bedrooms and a full bathroom complete the upper level. The fully developed basement (with permits) adds excellent flexibility, featuring a family room, home office or den, 2-piece bathroom, and extra storage. An insulated single attached garage, generous front entry, and well-managed bare-land condo complex add everyday convenience. Newly installed 4 kW solar system provides meaningful energy savings and adds long-term value. Located steps from parks and playgrounds, close to schools including Montessori programs, and with quick access to Crowchild Trail, Sarcee Trail, Marda Loop, and Westhills Shopping Centre, this is inner-city living with a true neighbourhood feel. Currie's continued development with future shops, cafes, and amenities makes this an excellent lifestyle and investment opportunity. (id:6769)

Primary Bedroom 13.75 Ft x 11.17 Ft

5pc Bathroom 12.33 Ft x 8.67 Ft

Bedroom 11.42 Ft x 9.92 Ft

Bedroom 10.33 Ft x 10.17 Ft

4pc Bathroom 8.50 Ft x 5.00 Ft

2pc Bathroom 7.33 Ft x 4.00 Ft

Recreational, Games room 22.08 Ft x 17.42 Ft

Living room 14.58 Ft x 12.08 Ft

Kitchen 15.58 Ft x 11.08 Ft

Dining room 11.08 Ft x 7.42 Ft

2pc Bathroom 7.67 Ft x 3.00 Ft

Listing Presented By:



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