

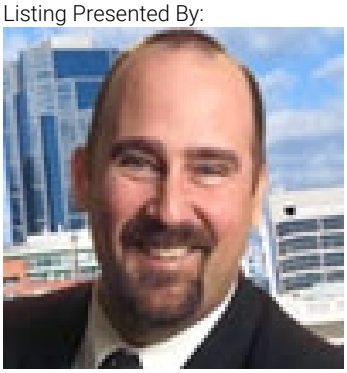
68 Victoria Cross Boulevard Calgary Alberta

$874,000

Welcome to this charming Brownstone townhouse in the sought after community of Currie Barracks! Fronting onto a greenspace pathway connecting to parks and inviting sitting areas, this exceptional home offers the perfect combination of established neighbourhood charm, modern convenience and an unbeatable location less than 10 minutes from downtown. With four levels of development and almost 2,700 sq. ft. of living space, there is room for all to live, work and entertain. The main floor features a welcoming front living room with a cozy gas fireplace and convenient computer nook. At the heart of the home, the gorgeous kitchen boasts light granite countertops, high end Viking stainless steel appliances, abundant shaker style cabinetry and a large island with seating for four. The adjoining dining area overlooks the beautifully landscaped backyard, while a convenient rear boot room provides easy access to the outdoor space and double detached garage. The professionally landscaped backyard (completed in 2025) is a private oasis, thoughtfully designed with two separate patio areas to enjoy both sun and shade. Each features its own pergola, with one creating a cozy outdoor lounge and the other offering a spacious dining area complete with a built-in BBQ included in the sale. The second level of the home offers two spacious bedrooms, a four piece bathroom with heated floors, a dedicated laundry room with sink, and a generous family room or flex space. The entire third floor is devoted to an impressive primary retreat, highlighted by a vaulted ceiling and a luxurious ensuite featuring heated floors, dual vanities, a soaker tub, separate shower and private water closet. The massive walk-in closet is thoughtfully organized with California Closets built-ins, while the attached 200 sq. ft. rooftop patio provides a wonderful private escape overlooking the backyard oasis. The ful...

4pc Bathroom 8.92 Ft x 4.92 Ft
Bedroom 9.17 Ft x 13.83 Ft
Bedroom 11.17 Ft x 11.42 Ft
Family room 13.33 Ft x 10.08 Ft
Laundry room 8.42 Ft x 5.42 Ft
Primary Bedroom 19.33 Ft x 11.50 Ft
Recreational, Games room 1.83 Ft x 19.58 Ft
Bedroom 12.00 Ft x 71.67 Ft
4pc Bathroom 7.58 Ft x 4.92 Ft
Storage 9.50 Ft x 4.92 Ft
2pc Bathroom 6.25 Ft x 4.67 Ft
Dining room 15.92 Ft x 10.00 Ft

Listing Presented By:



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5pc Bathroom 13.42 Ft x 9.92 Ft

Other 9.08 Ft x 9.92 Ft

Other 22.58 Ft x 8.83 Ft

Foyer 7.33 Ft x 4.75 Ft

Kitchen 15.92 Ft x 8.92 Ft

Living room 13.25 Ft x 16.08 Ft