

# \$899,900 - 128 Victoria Cross Boulevard Sw, Calgary

MLS® #A2224070

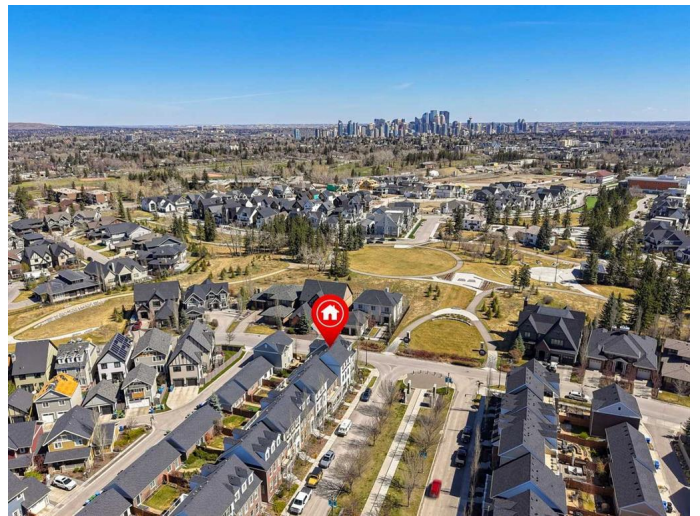
**\$899,900**

4 Bedroom, 4.00 Bathroom, 2,018 sqft

Residential on 0.06 Acres

Currie Barracks, Calgary, Alberta

Welcome to this charming Brownstone in Currie Barracks, fronting a tranquil greenspace, and adjacent to a community park and playground. This historic community offers unparalleled convenience: less than 10 minutes to downtown and effortless access to Crowchild and Glenmore Trail. This unique neighborhood nurtures a strong sense of community with blended developments that offer something for everyone. Nestled on Victoria Cross Blvd, home to some of Calgary's most captivating townhomes, this property truly stands out. Experience four levels of beautifully finished living, crowned by an owner's retreat that encompasses the entire third floor – your private sanctuary. The main level offers a bright kitchen and dining area, equipped with elegant granite counters, timeless shaker cabinets, and a premium appliance package. Rich hardwood floors flow throughout, leading to a spacious living room centered around a welcoming gas fireplace. A discreet powder room and functional mudroom complete this highly practical main floor. The second level offers ideal family living with two generous bedrooms sharing a four-piece bathroom featuring. A dedicated family room provides a perfect retreat for unwinding, complemented by a convenient laundry room. The third-floor owner's retreat is a true indulgence. This expansive space, with its vaulted ceilings, easily accommodates any furniture arrangement and boasts a rare



northwest-facing rooftop patio—a sun-drenched haven perfect for morning coffee or evening relaxation. The luxurious en-suite bathroom is a spa-like escape and is complemented by a sprawling walk-in closet. The lowest level extends your living space with another spacious bedroom, a four-piece bathroom, a large storage room, and a versatile rec room—ready to be transformed into your ideal media room, home gym, or private office. The landscaped yard, with its northwest exposure, invites you to linger and enjoy the summer air. Living in Currie Barracks means enjoying a vibrant lifestyle. Walk to local favorites like Burwood Distillery, The Inn on Officers’™ Garden, Wild Rose Brewery, and Vacay Brew Co. With Mount Royal University just steps away, this home is also a smart choice for families seeking to provide their children with extended educational opportunities close to home.

Built in 2011

**Essential Information**

MLS® #	A2224070
Price	\$899,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,018
Acres	0.06
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	128 Victoria Cross Boulevard Sw
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Subdivision	Currie Barracks
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7L5

### **Amenities**

Amenities	Snow Removal
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Tile
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Garden, Private Yard, Storage
Lot Description	Back Lane, Front Yard, Level, Low Maintenance Landscape, Private
Roof	Asphalt
Construction	Brick, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 23rd, 2025
Days on Market	17
Zoning	DC

### **Listing Details**

Listing Office	RE/MAX First
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