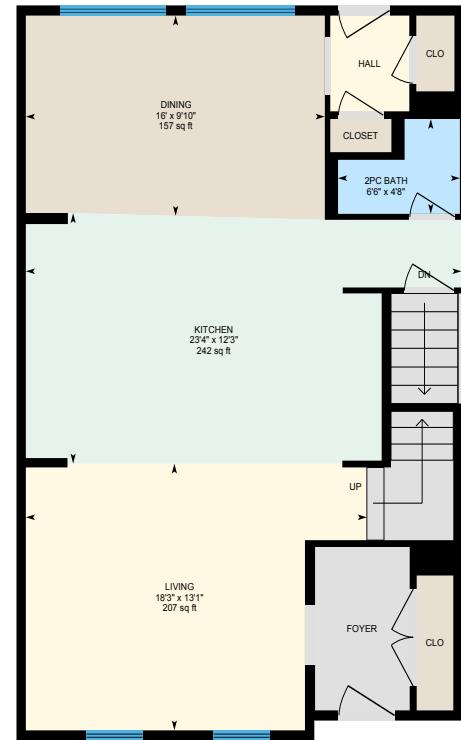
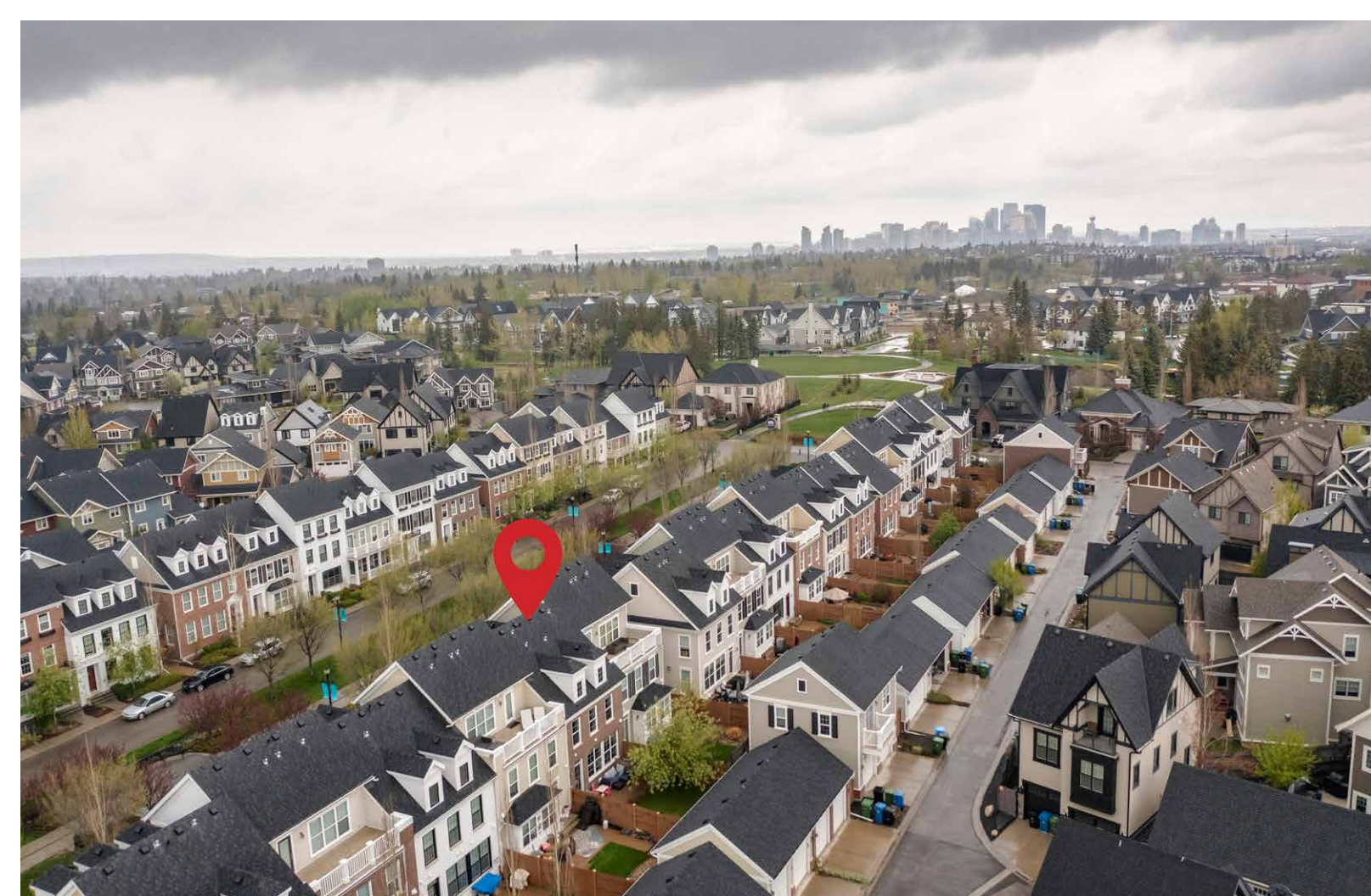


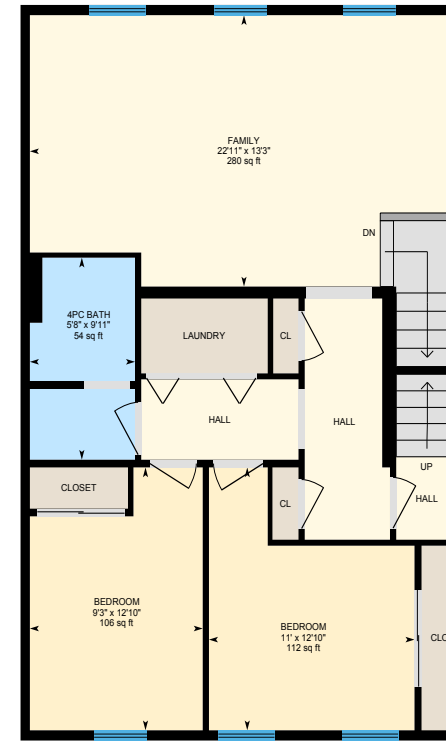
71 Victoria Cross Blvd SW, Calgary, AB

Welcome Home to

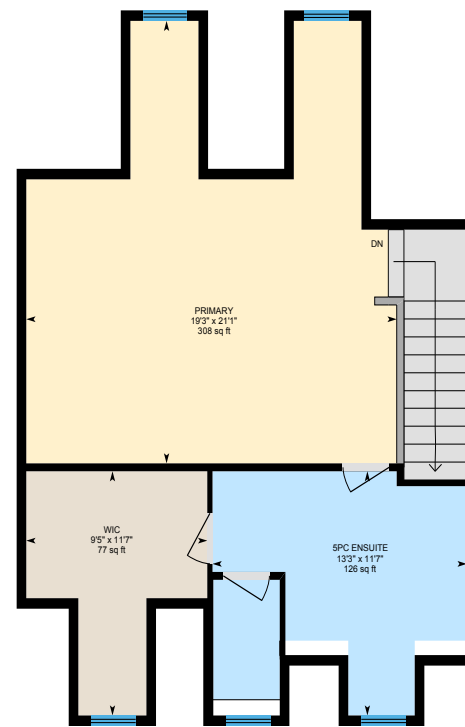
71 VICTORIA CROSS BLVD SW



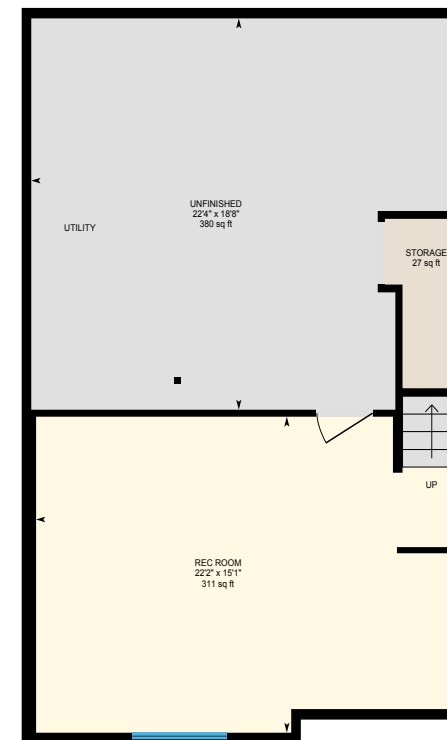
Main Floor
Exterior Area 858.51 sq ft



1st Floor
Exterior Area 861.26 sq ft



2nd Floor
Exterior Area 637.28 sq ft



Basement (Below Grade)
Exterior Area 801.82 sq ft



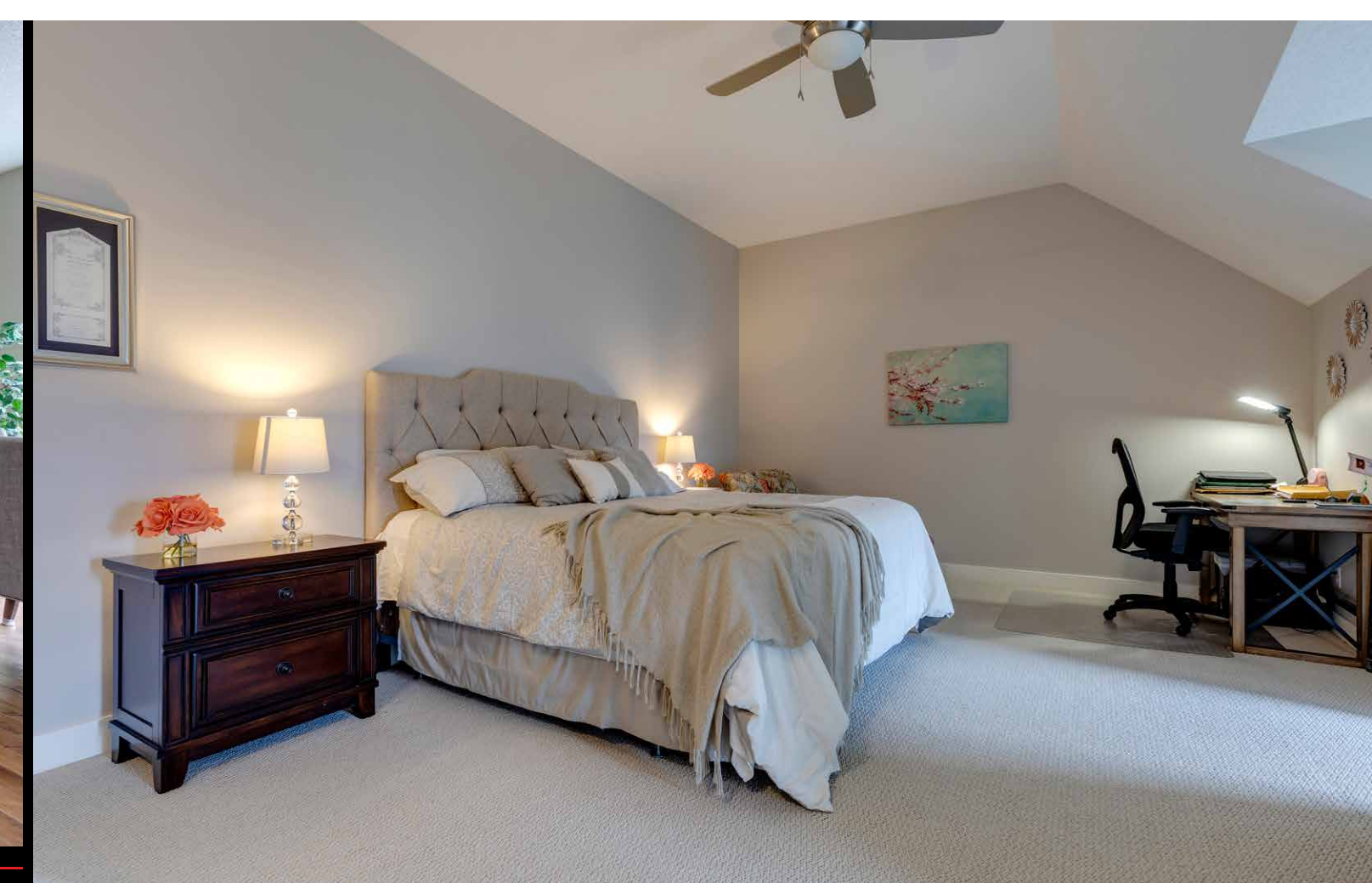
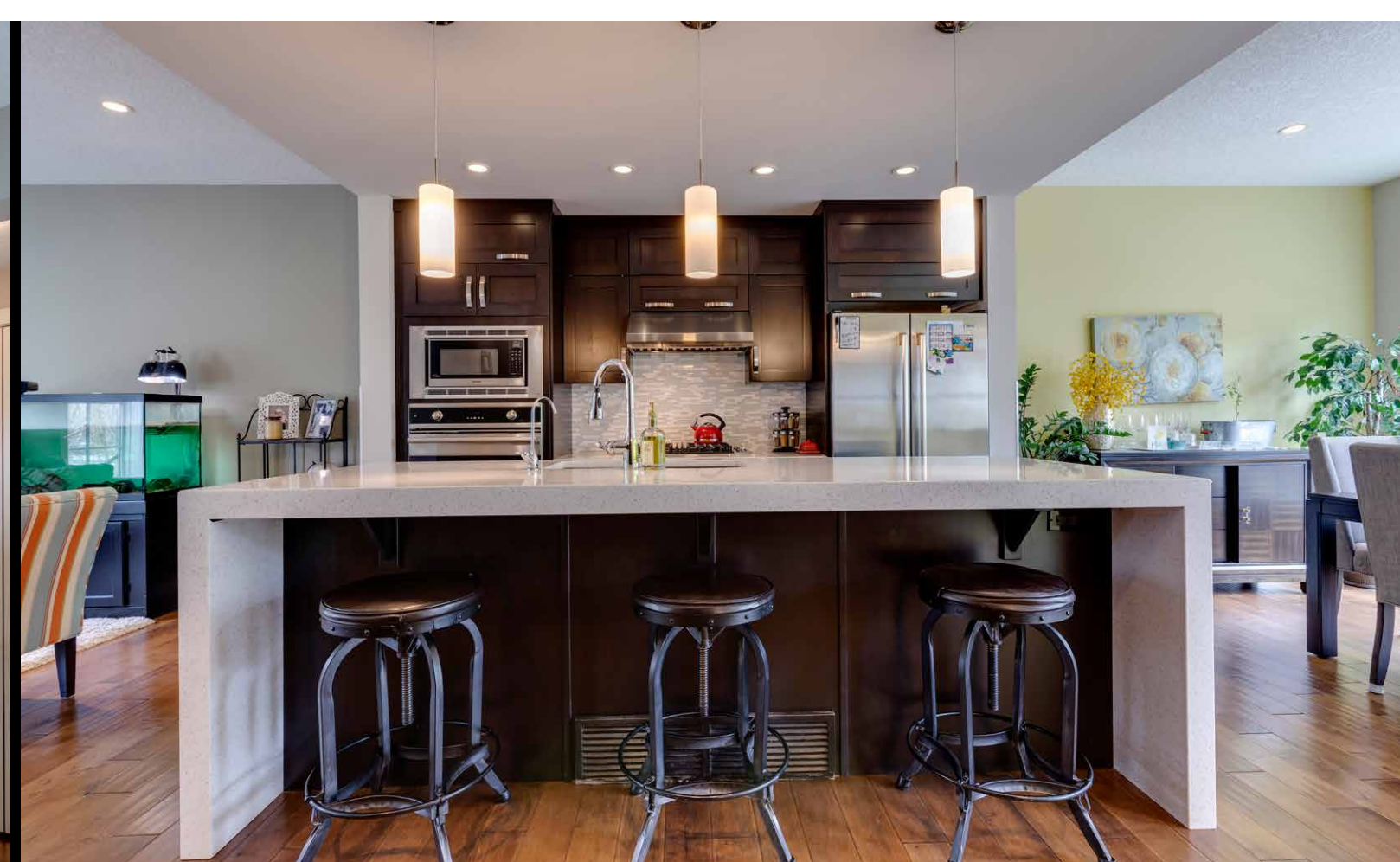
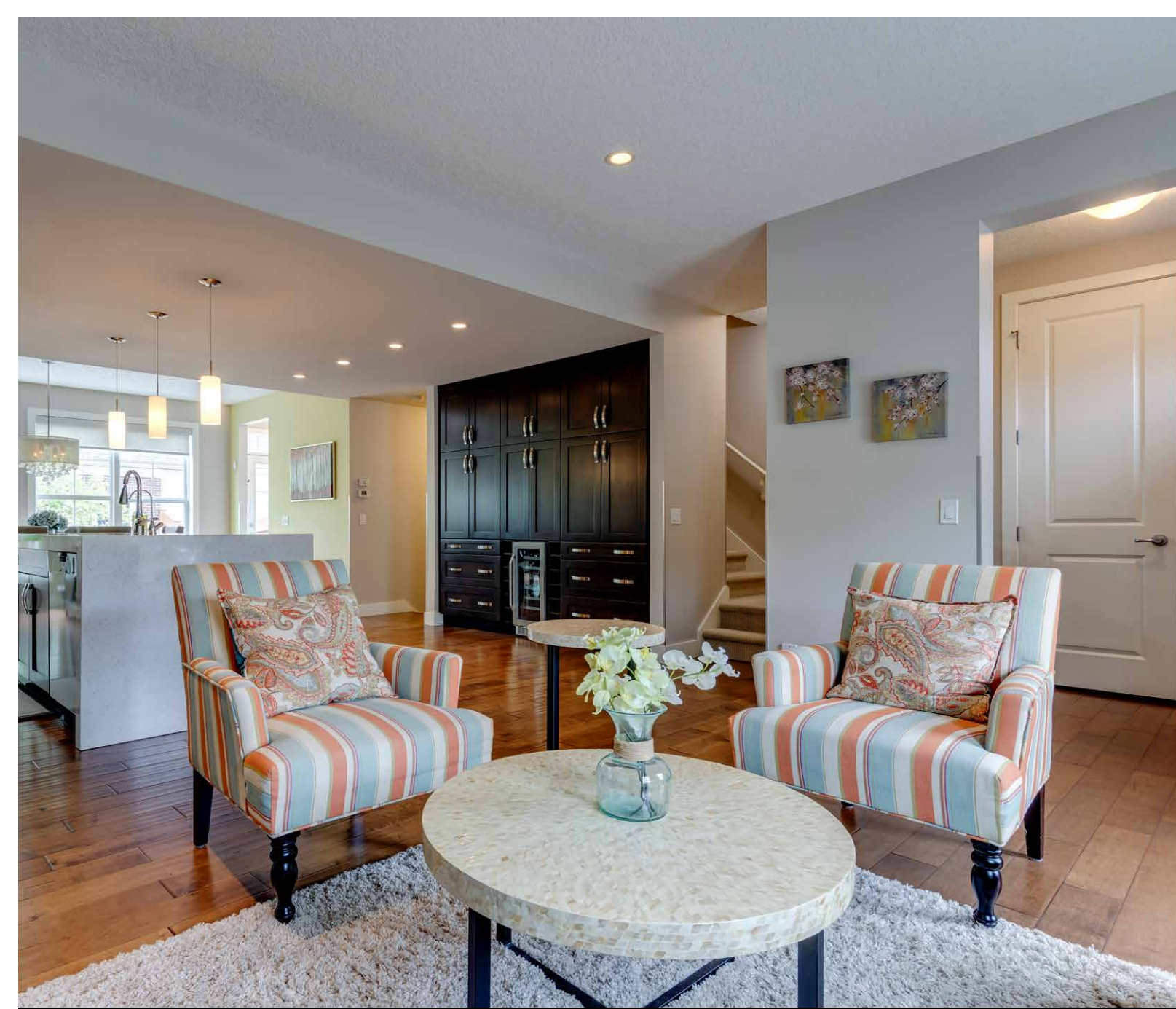
Chris Zaharko
Associate

ROYAL LEPAGE
Benchmark
INDEPENDENTLY OWNED AND OPERATED, BROKER

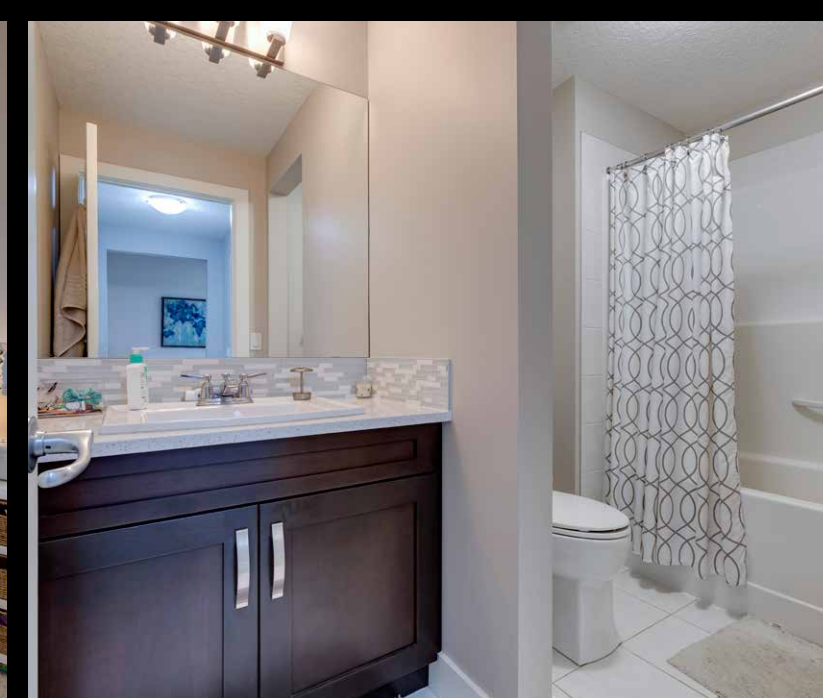


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Top 1% Nationally



Experience contemporary city living at Historical Currie Barracks! With over 2,600 sq ft of finished living space, this 3 bed, 2.5 bath home is perfect for anyone looking for the convenience of low maintenance inner city living. Situated across 4 levels, the living areas are functional, bright and open; perfect for entertaining! Overlooking the front sitting area and dining area, the focal point of the main floor is the kitchen, complete with large quartzite waterfall island with breakfast bar that provides for plenty of prep area, stainless steel appliances including a gas stove and an amazing wall pantry with wine fridge. There is hardwood throughout with a 1/2 bath and storage closets at each entrance completing this level. 2 bedrooms, a 4-pc bath, laundry closet, 2 linen closets and a large family room make up the 2nd level. On the top floor, the primary suite is your own sanctuary with vaulted ceilings, a large walk-in closet, 2 flex areas and 5 pc spa-like ensuite with soaker tub, separate walk-in shower, and double vanities. The partially finished basement has a nice sized rec room and tons of storage that could be finished into additional living space. Central air and recessed lighting throughout. The fully fenced, private back yard is beautifully landscaped with south facing stone patio. Heated double detached garage. Walking distance to Mount Royal University, elementary and secondary schools. Quick Access to Downtown. Close to all amenities. Perfectly situated near walking paths and parks.



Chris Zaharko

Phone: 403-874-0424

www.zaharko.com

chris@zaharko.com

MLS:	A2133859
Year Built:	2011
Subdivision:	Currie Barracks
Type:	Multi-Level Row/Townhouse
Taxes:	\$5,569.00/2023
Condo Fees:	\$365.00
Size:	2,600 SqFt finished living space

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