3804 Sarcee Road SW

Calgary | Active | MLS® A2349239

$1,160,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2011**	**1,861.88 sq. ft.**

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A closer look

Welcome to Currie Barracks, one of Calgary's most sought-after inner-city communities. This impeccably maintained, move-in-ready detached home offers over 2,600 sq. ft. of developed living space, with 4 bedrooms, 3.5 bathrooms, central air conditioning, and a fully finished double detached garage.

Thoughtfully updated throughout, the home features major 2024 updates: hardwood flooring across the main and upper levels, including stairs; luxury vinyl plank flooring in the basement; an upgraded kitchen appliance package featuring an LG InstaView refrigerator, Café range, and GE smart range hood; as well as a tankless water heater and water softener. Additional recent improvements include a furnace replaced approximately six months ago and a recently repainted front porch and backyard deck - offering comfort, efficiency, and peace of mind for the next owner.

Step inside to discover a bright and inviting main floor highlighted by expansive windows and an open-concept layout designed for both everyday living and entertaining. The spacious living room is anchored by a cozy gas fireplace and flows seamlessly into the generous dining area. The well-appointed kitchen features quartz countertops, stylish cabinetry, a large central island, and a separate pantry.

Upstairs, you'll find three spacious bedrooms, including a comfortable primary retreat complete with a 5-piece ensuite featuring dual vanities, a deep soaker tub, and a large walk-in closet. The fully finished basement extends the living space with a fourth bedroom, a versatile recreation/family room, and a full 4-piece bathroom.

Outside, the generous backyard is a true standout, offering outdoor space rarely found in an inner-city community, complete with mature landscaping and a spacious deck ideal for BBQs, outdoor dining, and relaxing.

Conveniently located within Currie Barracks, this home is close to parks, playgrounds, schools, restaurants, shopping amenities, and the vibrant shops and dining of Marda Loop, with quick access to Downtown and major roadways including Crowchild Trail, Glenmore Trail, and Stoney Trail.

This is a rare opportunity to own a thoughtfully updated, move-in-ready detached home with a larger usable backyard in one of Calgary's most desirable inner-city communities. Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349239
Bedrooms	4
Bathrooms	4
Year Built	2011
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo

Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,861.88 sq. ft.
Main Level Finished Area:	917.78 sq. ft.
Upper Level Finished Area:	944.09 sq. ft.
Below Grade Finished Area:	827.9 sq. ft.
Acreage:	No
Lot Area:	4,165 sq. ft.
Lot Frontage:	36'1"
Front Exposure:	Northwest
Levels:	Two
Total Rooms Above Grade:	6
Year built:	2011 (Age: 15)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1010457
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Hardwood, Tile, Vinyl
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Main Level
City Quadrant:	Southwest
Community:	Currie Barracks (Calgary)
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Inclusions:	Wardrobe in Master Bedroom, LG Fridge in Basement
Restrictions:	Restrictive Covenant, Utility Right Of Way
Main Floor	Kitchen · 19'6" × 17'8" ·
Main Floor	Dining Room · 19'6" × 9' ·
Main Floor	Living Room · 17'5" × 12'3" ·
Upper Level	Bedroom - Primary · 13'8" × 13'2" ·
Upper Level	Bedroom · 14'11" × 11'4" ·

Upper Level	Bedroom · 14'11" × 13'3" ·
Basement	Bedroom · 16'1" × 12'11" ·
Basement	Family Room · 21'7" × 18'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Exterior Features:	Other
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC (pre 1P2007)
Listed Date:	Sep 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3804-sarcee-road-sw-calgary-a2349239/

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