68 Victoria Cross Boulevard SW

Calgary | Active | MLS® A2352254

$874,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2012**	**2,132 sq. ft.**

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Listed by RE/MAX House of Real Estate

A closer look

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 fully developed lower level adds even more versatility with a fourth bedroom, fourth bathroom, storage room and bonus recreation space ideal for a media room, home gym or home office. The addition of AC (heat pump) in 2024 and a large double detached garage make this home completely move in ready! Enjoy the best of Currie Barracks, with its inviting walking paths, green spaces and an appealing selection of local destinations, including Veranda, Burwood Distillery, Wild Rose Brewery and The Inn on Officers' Garden. A truly special opportunity to enjoy spacious, multi-level living in a beautifully established community, all just minutes from downtown Calgary!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352254
Bedrooms	4
Bathrooms	4
Year Built	2012
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo

Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	2,132 sq. ft.
Main Level Finished Area:	827 sq. ft.
Upper Level Finished Area:	1,305 sq. ft.
Below Grade Finished Area:	555 sq. ft.
Condo Fee:	$519.18
Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal
HOA Fee Frequency:	Annually
Lot Area:	2,642 sq. ft.
Lot Frontage:	24'
Front Exposure:	Southeast
Unit Exposure:	Southeast
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls, No One Above, No One Below
Total Rooms Above Grade:	8
Year built:	2012 (Age: 14)
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:	1014256
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
Builder:	Homes By Avi
New Constr.:	No
Construction Material:	Brick
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Mantle
Garage:	Yes
Garage Spaces:	2
Parking:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Sink, Upper Level
HOA Fee:	$360.00
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed

Community:	Currie Barracks (Calgary)
Amenities:	Park, Parking
Appliances:	Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Washer, Window Coverings
Inclusions:	Built in BBQ in backyard, Pergola, white shelving unit on 2nd floor, ceiling fan(s).
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Yes
Main Floor	Dining Room · 15'11" × 10' ·
Main Floor	Foyer · 7'4" × 4'9" ·
Main Floor	Kitchen · 15'11" × 8'11" ·
Main Floor	Living Room · 16'1" × 13'3" ·
2nd Floor	Bedroom · 13'10" × 9'2" ·
2nd Floor	Bedroom · 11'5" × 11'2" ·
2nd Floor	Family Room · 13'4" × 10'1" ·
2nd Floor	Laundry · 8'5" × 5'5" ·
3rd Floor	Bedroom - Primary · 19'4" × 11'6" ·
3rd Floor	Walk-In Closet · 9'11" × 9'1" ·
3rd Floor	Balcony · 22'7" × 8'10" ·
Basement	Game Room · 19'7" × 1'10" ·
Basement	Bedroom · 71'8" × 12' ·
Basement	Storage · 9'6" × 4'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	Balcony, Private Yard

Patio And Porch Features:	Patio, Rooftop Patio
Lot Features:	Back Lane, Back Yard, Greenbelt, Landscaped, Rectangular Lot, Street Lighting, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC
Listed Date:	Oct 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/68-victoria-cross-boulevard-sw-calgary-a2352254/

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