# 82 Valour Circle SW

Calgary | Active | MLS® A2331953

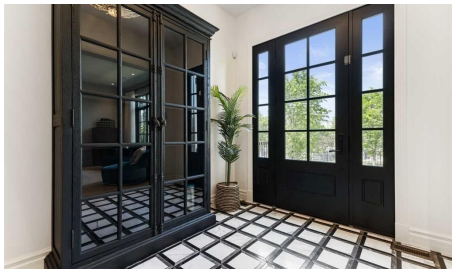
**$2,690,000**











| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **3** | **4** | **2021** | **2,605.52 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by Century 21 Bamber Realty LTD.

# A closer look

Experience luxury living in Currie, a vibrant inner-city community where historic charm meets modern elegance. Nestled on Currie's prestigious Valour Park, 82 Valour Circle SW is a masterpiece by Empire Custom Homes. This thoughtfully designed residence combines contemporary interior style with superior craftsmanship.

As you step inside, you’re greeted by marble mosaic flooring, custom railing and soaring 10-foot ceilings on the main level. The gourmet kitchen, crafted by Empire Kitchen & Bath, is a culinary haven featuring a Cornufe range and Sub-Zero refrigerator and freezer, and a generously sized island perfect for entertaining. The cozy living room has a feature fireplace with vintage french marble surround.

The thoughtful design continues upstairs in the park facing primary retreat, with 9-foot ceilings and a spacious walk-in closet with sink, washer and dryer to ensure comfort and convenience. The 5 piece ensuite bathroom offers a spa-like experience with a dual vanity, a standalone tub, shower with tiled bench, abundant cabinetry for linen storage and heated floors for ultimate relaxation.

The fully finished basement provides additional living space, complete with a bedroom, media/family room and wet bar, catering to various lifestyle needs. The backyard has an outdoor living space with a large fireplace and two ceiling infrared heaters for ultimate comfort. Additionally, there is an oversized double detached garage that offers plenty of room for storage and parking.

This home is built with your well-being in mind, featuring healthy living enhancements such as wool carpet and formaldehyde-free insulation. Triple-pane windows and a high-efficiency furnace with a 3-zone system ensure energy efficiency and comfort year-round.

Where contemporary inner-city living meets vibrant amenities, all in a historical setting that feels like home. Schedule your private tour today to experience the exceptional lifestyle awaiting you in Currie.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2331953 |
| **Bedrooms** | 3 |
| **Bathrooms** | 4 |
| **Year Built** | 2021 |
| **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:** | 2,605.52 sq. ft. |
| **Main Level Finished Area:** | 1,302.72 sq. ft. |
| **Upper Level Finished Area:** | 1,302.8 sq. ft. |
| **Below Grade Finished Area:** | 1,166.72 sq. ft. |
| **Acreage:** | No |
| **Lot Area:** | 4,822 sq. ft. |
| **Lot Frontage:** | 28'9¼" |
| **Front Exposure:** | Northeast |
| **Levels:** | Two |
| **Total Rooms Above Grade:** | 7 |
| **Year built:** | 2021 (Age: 5) |
| **Bedrooms:** | 3 (Above Grd: 2) |
| **Bedrooms Above Grade:** | 2 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 1 |
| **Bathrooms:** | 4.0 (Full:3, Half:1) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 1912041 |
| **Heating:** | Forced Air, Natural Gas |
| **Basement:** | Full, Finished, None |

| | |
|---|---|
| **Foundation:** | Poured Concrete |
| **Builder:** | Empire Custom Homes |
| **New Constr.:** | No |
| **Construction Material:** | Stone, Stucco |
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Hardwood, Tile |
| **Cooling:** | Central Air |
| **Fireplaces:** | 2 |
| **Fireplace Details:** | Gas, Living Room, Outside |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Detached |
| **Parking Places:** | 2 |
| **Parking Total/Covered:** | 2 / - |
| **Laundry Features:** | Upper Level |
| **City Quadrant:** | Southwest |
| **Community:** | Currie Barracks (Calgary) |
| **Appliances:** | Built-In Freezer, Built-In Refrigerator, Dishwasher, Gas Range, Range Hood, Washer/Dryer |
| **Inclusions:** | Built-in BBQ |
| **Restrictions:** | None Known |
| **Main Floor** | Living Room · 55'3" × 48'11" · |
| **Main Floor** | Kitchen · 51'8" × 51'1" · |
| **Main Floor** | Dining Room · 55'6" × 48'11" · |

| | |
|---|---|
| **Main Floor** | Foyer · 31'2" × 27'4" · |
| **Main Floor** | Mud Room · 23'9" × 22'2" · |
| **Upper Level** | Nook · 32'3" × 28'2" · |
| **Upper Level** | Bedroom - Primary · 48'11" × 45'8" · |
| **Upper Level** | Walk-In Closet · 48'2" × 26' · |
| **Upper Level** | Bedroom · 48'2" × 39'11" · |
| **Upper Level** | Library · 44'3" × 39'1" · |
| **Lower Level** | Media Room · 49'6" × 48'11" · |
| **Lower Level** | Bedroom · 67'6" × 44'3" · |
| **Lower Level** | Nook · 29'6" × 19'2" · |
| **Lower Level** | Game Room · 51'11" × 37'6" · |
| **Lower Level** | Furnace/Utility Room · 64' × 17' · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths |
| **Interior Features:** | Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Soaking Tub, Stone Counters, Walk-In Closet(s), Wet Bar |
| **Exterior Features:** | BBQ gas line, Garden, Lighting, Private Entrance, Private Yard |
| **Patio And Porch Features:** | Patio |
| **Lot Features:** | Back Lane, Back Yard, Irregular Lot, Landscaped, Low Maintenance Landscape, Private, Treed |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone W |
| **Zoning:** | DC |
| **Listed Date:** | Jul 24, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/82-valour-circle-sw-calgary-a2331953/

## Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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