



Mark D. Evernden

Private Office - ENGEL & VOLKERS CALGARY

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64 VICTORIA CROSS BV SW

C4117457 Active

LP: \$748,000



Class:	Attached	Area:	DOM: 0 Calgary
Type:	Row	Zone:	Zone W
Style:	3 Storey	Community:	Currie Barracks
Year Built:	2012	Postal Code:	T3E 7L5
LINC:	0034566613	Condo Type:	Bare Land
Legal Plan:	1014256	Possession:	07/14/2017 90 Days NEG
Blk:		Lot:	
Land Use Code	DC (pre 1P2007)	Taxes:	\$5334/2016
Title to Land:	Fee Simple	Local Imp Amt:	0
Conform Rpt:		HOA:	
Restrictions:	None Known	Condo Fee:	268/Monthly

Welcome to your new Victorian style home, located in the heart of the growing community of Currie Barracks. This stunning open concept townhouse features over 2870 sqft of living quarters and offers 3 bdrms and 3.5bthrms. As you enter the property you will immediately notice the open concept, seamlessly transitioning the comfortable living room to the kitchen that features high-end appliances and granite countertops, opening up to the beautiful spacious dining area. The finished lower living quarters provides the perfect space for entertaining friends and family with a bar and two separate entertaining spaces. The second level offers an additional living space, large office, 2 spacious bedrooms with a hidden laundry area extending off the bathroom. The generously sized 3rd level master suite offers its own large walk in closet and gorgeous 5-piece en-suite. The fenced back yard offers modest yet attractive landscaping that has both green space and an entertaining area.

Dining Rm	15'9" x 9'9"	M	Office	9'0" x 11'7"	U	Bedrooms:	Above: 3 /Ttl:3	Baths:	Full: 3 Half: 1		
Bedroom	9'6" x 10'5"	U	Mstr Bed	19'6" x 11'0"	U		2Pc 3Pc 4Pc 5Pc 6Pc				
Living Rm	15'2" x 12'9"	M	Loft	14'0" x 10'4"	U	Bathrooms:	1	2	0	0	0
Bedroom	11'2" x 9'0"	U				Ensuite:	0	0	0	1	0
						Level	SqMtr	SqFt			
						Main:	76.2	820.00			
						Upper:	80.3	864.00			
						AbGd:	156.4	1684.00			
						Lowr:	52.8	568.00			
						Total A.G.:	214.2	2306.00			

Basement:	Full/Fully Finished	Heating:	Forced Air-1	Fuel:	Natural Gas
Suite:	Suite - None	Fin FP/Rgh-In:		FP Fuel:	
Construction:	Wood Frame	Lot Shape:			
Foundation:	Concrete	Lot Sq M:	245		
Exterior:	Asphalt Shingles, Brick, Vinyl	Frntg x Depth:			
Roof Type:	Asphalt Shingles	Flooring:	Carpet, Hardwood, Non-Ceramic Tile		
Front Exp:	Southeast				
Parking:	Encl: 2 Total: 2 Double Garage Attache	Garage Dim:			
Features:	Air Conditioning-Central, Ceiling 9 ft.				
Goods Included:	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Washer, Window Coverings-All				
Goods Excluded:					
HOA Fee Incl:					

Condo Name:	Z-name Not Listed	Parking Type:	See Remarks	Floor #:	
Management:	First Services Residential - 403-299-1810	Stall:		End Unit:	False
Total Units:		Storage Type:		Balcony:	
Post Tension:		Locker #:		Registered Size	
Condo Fee Incl:	Landscape and Snow Removal, Professional Management, Reserve Fund Contributions			Size Includes:	
Amenities:				InSuite Laundry:	
Restrictions:	None Known				

Listed By: ENGEL & VOLKERS CALGARY

List Date: May 17, 2017



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New Listing

May 17, 2017

Status

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