

\$2,690,000 - 82 Valour Circle Sw, Calgary

MLS® #A2230464

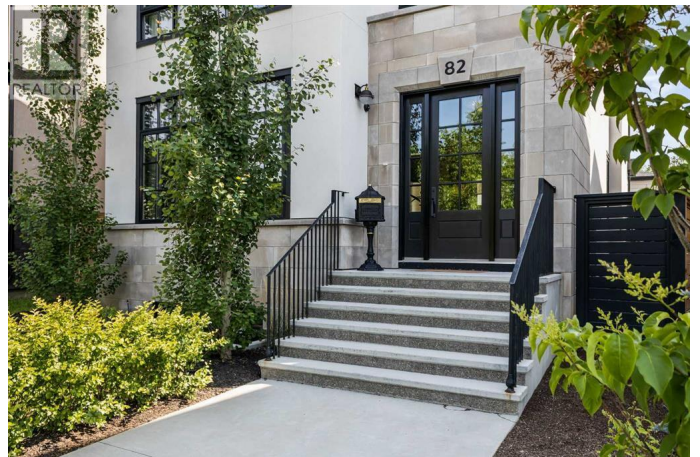
\$2,690,000

3 Bedroom, 4.00 Bathroom, 2,606 sqft

Single Family on 0.11 Acres

Currie Barracks, Calgary, Alberta

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 Cornue 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. (id:6289)

Built in 2021

Essential Information

Listing #	A2230464
Price	\$2,690,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	2,606
Acres	0.11
Year Built	2021
Type	Single Family
Sub-Type	Freehold

Community Information

Address	82 Valour Circle Sw
Subdivision	Currie Barracks
City	Calgary
Province	Alberta
Postal Code	T3E7B6

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Treed, Back lane, Wet bar, Closet Organizers, Gas BBQ Hookup
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Range - Gas, Dishwasher, Freezer, Hood Fan, Washer & Dryer
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stone, Stucco
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office Century 21 Bamber Realty LTD.



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