

# \$2,279,000 - 74 Valour Circle Sw, Calgary

MLS® #A2126287

**\$2,279,000**

5 Bedroom, 4.00 Bathroom, 2,436 sqft  
Residential on 0.11 Acres

Currie Barracks, Calgary, Alberta

Welcome to luxury living in the thriving inner-city community of Currie. Live where timeless charm meets contemporary comfort in a beautiful home nestled on Currie's historic Valour Park. Built by Empire Custom Homes, 74 Valour Circle SW is a masterfully crafted home, boasting a french tudor and mediterranean inspired interior with a focus on thoughtful design and quality construction to foster a higher quality of life. Step inside and feel the difference of 10-foot ceilings across the main level, creating a spaciousness and welcoming ambiance. The gourmet kitchen, courtesy of Empire Kitchen & Bath, is a chef's dream come true, complete with a premium 5-piece appliance package, including a coveted Cornufe range, Gaggenau fridge/freezer, Sapphire dishwasher, and an expansive oversized peninsula perfect for culinary creations and entertaining guests. Cozy up by the Town and Country living room fireplace, artfully framed by built-in custom cabinetry, offering both warmth and elegance. Enjoy the thoughtful design that extends to the primary retreat with 13-foot ceilings and a spacious walk-in closet offering plenty of storage. The ensuite bathroom is a sanctuary of relaxation, boasting a dual vanity, standalone tub, tiled shower with a bench, and heated floors for ultimate comfort. The fully developed basement adds another layer of versatility to this home, featuring a stylish wet bar with Sub-Zero wine fridge, two additional bedrooms, and the utility of a 4-piece



bathroom. Step outside to discover the spacious backyard and with a triple detached garage, you'll have plenty of room for parking and storage. Live better in a luxury home that prioritizes your well-being with healthy home features such as wool carpet and formaldehyde-free insulation. Feel good with superior energy efficiency provided by triple-pane windows and a 96% high-efficiency furnace with a 2-zone system. Immerse yourself in a meticulously crafted home built for better living, 74 Valour Circle SW is waiting for you. 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.

Built in 2024

### Essential Information

MLS® #	A2126287
Price	\$2,279,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,436
Acres	0.11
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	74 Valour Circle Sw
Subdivision	Currie Barracks
City	Calgary
County	Calgary

Province Alberta  
Postal Code T3E 7B6

### Amenities

Parking Spaces 3  
Parking Triple Garage Detached  
# of Garages 3

### Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, Stone Counters, Double Vanity, Kitchen Island, Natural Woodwork, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Wet Bar, Walk-In Closet(s)  
Appliances Bar Fridge, Built-In Refrigerator, Dishwasher, Microwave, Range Hood  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features BBQ gas line, Lighting, Private Entrance  
Lot Description Back Lane, Back Yard, Irregular Lot  
Roof Asphalt Shingle  
Construction Stucco  
Foundation Poured Concrete

### Additional Information

Date Listed April 25th, 2024  
Days on Market 321  
Zoning DC

### Listing Details

Listing Office Century 21 Bamber Realty LTD.

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