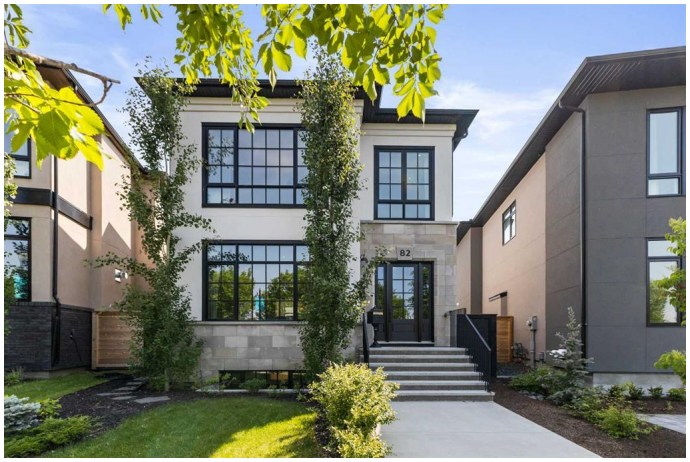
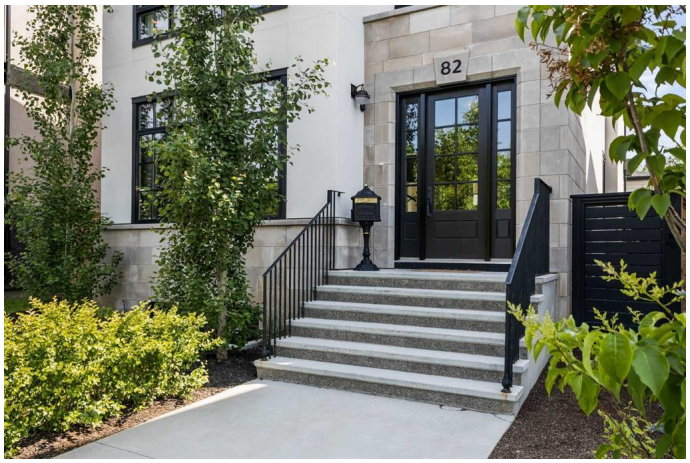
$2,690,000 - 82 Valour Circle Sw, Calgary

MLS® #A2230464

$2,690,000
3 Bedroom, 4.00 Bathroom, 2,606 sqft
Residential 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, youâ€™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.

Built in 2021

Essential Information

MLS® #	A2230464
Price	$2,690,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,606
Acres	0.11
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	82 Valour Circle Sw
Subdivision	Currie Barracks
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3E 7B6

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

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
Appliances	Built-In Refrigerator, Dishwasher, Range Hood, Washer/Dryer, Built-In Freezer, Gas Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Lighting, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Irregular Lot, Landscaped, Low Maintenance Landscape, Private, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 12th, 2025
Days on Market	3
Zoning	DC

Listing Details

Listing Office	Century 21 Bamber Realty LTD.

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