\$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, 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.

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 Breakfast Bar, Bookcases, Built-in Features, Chandelier, Closet

Organizers, Stone Counters, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Soaking

Tub, Wet Bar, Walk-In Closet(s)

Appliances Built-In Refrigerator, Built-In Freezer, Dishwasher, Gas Range, Range

Hood, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Full

Exterior

Exterior Features BBQ gas line, Garden, Lighting, Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Irregular Lot, Low Maintenance Landscape,

Landscaped, Private, Treed

Roof Asphalt Shingle
Construction Stone, Stucco

Foundation Poured Concrete

Additional Information

Date Listed June 12th, 2025

Days on Market 142 Zoning DC

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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