



**GRASSROOTS**  
REALTY GROUP

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13, 66 Beny-Sur-Mer Road SW  
Calgary, Alberta

MLS # A2278681



**\$735,000**

<b>Division:</b>	Currie Barracks		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,567 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Garden, Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 445
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Walk-In Closet(s)		

**Inclusions:** None

A rare opportunity to own a meticulously maintained and upgraded townhome in the award-winning Currie Barracks community, where quality and lifestyle come together in perfect harmony. This Homes by AVI "Mahoney" model delivers nearly 2,200 sq ft of developed living space over three well-planned levels, with 3 bedrooms up and 4 bathrooms. Natural light floods the open-concept main floor, highlighting hardwood floors, 9' ceilings, and a living area that flows into the kitchen and dining space. The sunny west-facing front porch invites you to unwind, and the kitchen's quartz countertops, stainless steel appliances, abundant storage, and direct access to the private patio and fenced yard make everyday living and entertaining effortless. Imagine peaceful mornings in the primary suite, complete with a full walk-in closet and luxurious 5-piece ensuite, while two additional spacious bedrooms and a full bathroom complete the upper level. The fully developed basement (with permits) expands your lifestyle options with a family room, a home office or den, 2-piece bathroom, and extra storage. An insulated single attached garage and generous front entry add daily convenience, while a newly installed 4 kW solar system means meaningful energy savings and added long-term value. Situated steps from parks, playgrounds, and excellent schools including Montessori programs, and with quick access to Crowchild Trail, Sarcee Trail, Marda Loop, and Westhills Shopping Centre, this home delivers inner-city living with a true community feel. Currie Barracks is continuing to evolve with future shops, cafes, and amenities, making this an outstanding lifestyle choice and investment.