

# \$799,888 - 1, 66 Beny-sur-mer Road Sw, Calgary

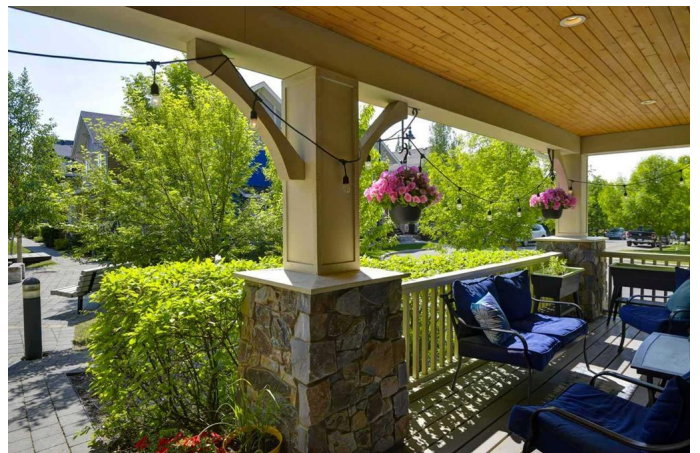
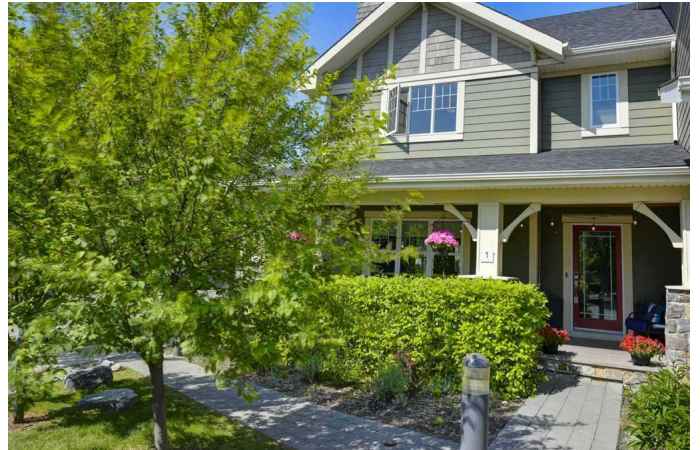
MLS® #A2228594

**\$799,888**

3 Bedroom, 4.00 Bathroom, 1,787 sqft  
Residential on 0.06 Acres

Currie Barracks, Calgary, Alberta

\*\*\*\*\*OPEN HOUSE SATURDAY June 14, 2025 2-4PM\*\*\*\*\* Located in the award-winning Victoria Cross community in Currie Barracks, this charming end-unit townhome offers exceptional curb appeal and thoughtfully designed living space with over 2,400 sq ft across three finished levels. Nestled along a tree-lined path with cobblestone walkways and beautifully maintained grounds, this pet-friendly (on board approval) enclave blends the warmth of a neighbourhood with the vibrancy of inner-city living, just 7 minutes to downtown! The welcoming front porch is a favourite for morning coffee or evening wine, framed by curated landscaping and west-facing light. Inside, the open-concept main floor is wrapped in oversized windows and features hardwood floors, designer lighting, built-in speakers and a calming neutral palette. The generous living room enjoys extra natural light as an end unit creating an inviting atmosphere. Culinary adventures are inspired in the stunning kitchen - a true standout, featuring Quartz countertops, full-height cabinetry, a timeless subway tile backsplash and stainless steel appliances including a newer induction stove and dishwasher. A massive island with breakfast bar seating invites connection and casual dining under stylish pendant lights. Adjacent, the dining room encased in windows with direct access to the fully fenced private patio is perfect for sunny dinners or cozy gatherings. Upstairs, the well-planned



layout features three spacious bedrooms, a full laundry area with newer washer/dryer and a four-piece bath. The primary suite offers a peaceful retreat with a walk-in closet and a spa-like ensuite with a deep soaker tub and separate shower. The fully finished basement adds tremendous versatility with a comfortable family room anchored by an electric fireplace, a built-in bar area for effortless entertaining, a fourth bedroom with a full closet, a four-piece bathroom and a dedicated nook/office ideal for working from home. There's also ample storage in the utility room. Outside, the single-car garage includes built-in shelving for added functionality. The rear patio provides a second private outdoor retreat and the surrounding pathways and central shared greenspace offer a tranquil setting without the hassle of snow shoveling. With charming gardens, abundant trees, and walkable access to nearby parks, schools, and shops, this home offers an unbeatable combination of lifestyle, location, and low-maintenance luxury!

Built in 2013

**Essential Information**

MLS® #	A2228594
Price	\$799,888
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,787
Acres	0.06
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	1, 66 Beny-sur-mer Road Sw
Subdivision	Currie Barracks
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7Y3

### **Amenities**

Amenities	Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Induction Cooktop, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Courtyard, Private Yard
Lot Description	Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Cedar, Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	11
Zoning	DC

### **Listing Details**

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