

# \$1,199,900 - 36 Hong Kong Road Sw, Calgary

MLS® #A2209846

**\$1,199,900**

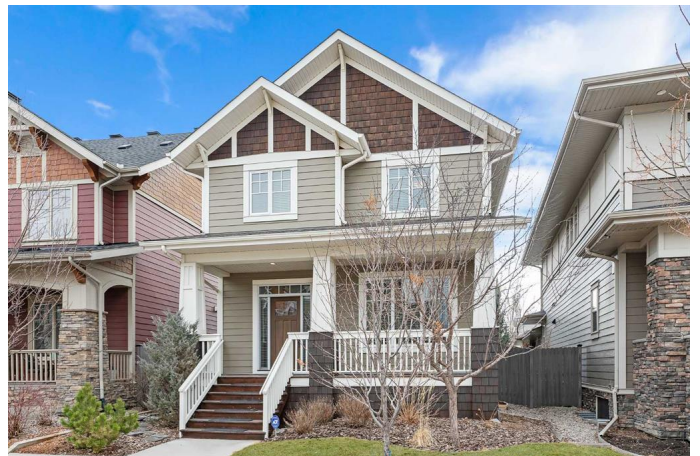
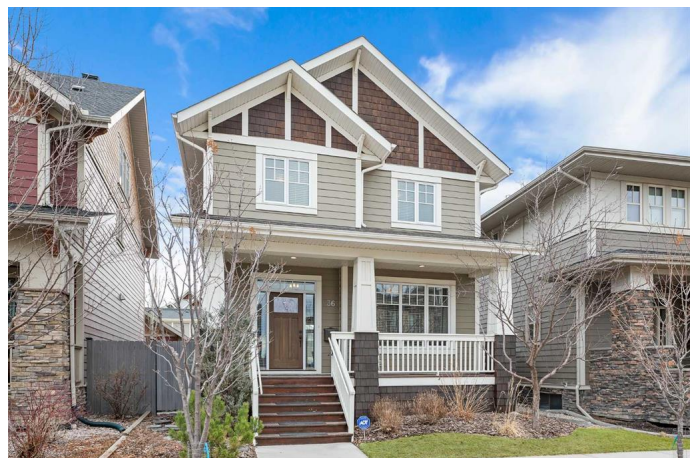
3 Bedroom, 3.00 Bathroom, 2,132 sqft

Residential on 0.09 Acres

Currie Barracks, Calgary, Alberta

Gracious & elegant 3 bedroom home in Currie Barracks offering over 2100 sq ft of living space! The airy main level presents hardwood floors & lofty ceilings, showcasing the living room anchored by a feature fireplace & built-in cabinets. Through an archway, the dining area provides ample space for a family gathering or dinner party. The kitchen is open to the dining area & is tastefully finished with quartz counter tops, island/eating bar, rich dark cabinetry, walk-in pantry & stainless steel appliances. A private office is tucked away just off the foyer – perfect for a home office setup.

Completing the main level are a mudroom with plenty of storage space & a 2 piece powder room. The second level hosts 3 bedrooms, a 4 piece main bath & laundry room with sink & storage. The primary retreat boasts a walk-in closet & private 5 piece ensuite with dual sinks, relaxing soaker tub & separate shower. Other notable features include a Kinetico water softener, vacuum system & central air conditioning. Outside, enjoy the roomy west facing front porch with beautifully landscaped gardens, as well as the fenced back yard with deck & BBQ gas line. Both front & back yards benefit from a convenient irrigation system. Parking is a breeze with a double detached garage. The location can't be beat – close to schools, parks, shopping, public transit & easy access to Crowchild & Glenmore Trails. Immediate possession is available!



Built in 2012

## Essential Information

MLS® #	A2209846
Price	\$1,199,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,132
Acres	0.09
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	36 Hong Kong Road Sw
Subdivision	Currie Barracks
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7T9

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), French Door
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 9th, 2025
Days on Market	9
Zoning	DC

### **Listing Details**

Listing Office	RE/MAX First
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