

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

MLS® #A2209846

**\$1,199,900**

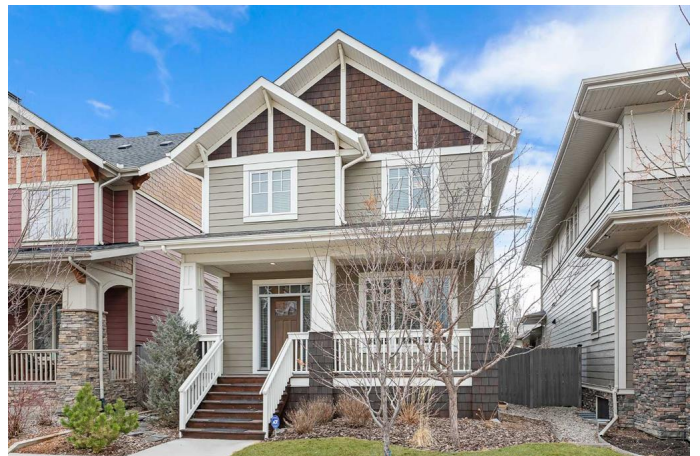
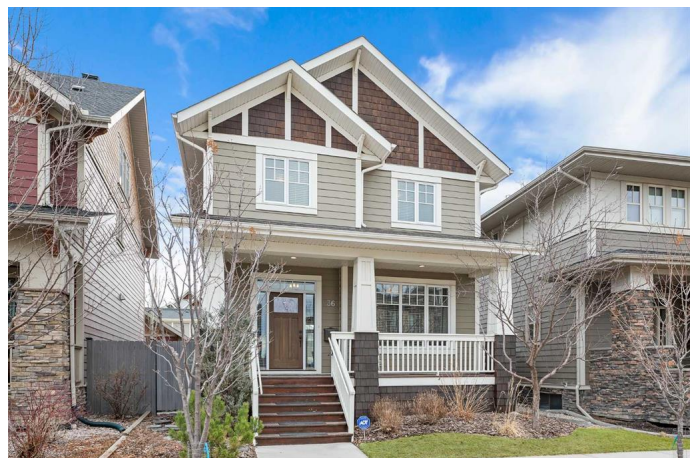
3 Bedroom, 3.00 Bathroom, 2,132 sqft

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 | 11              |
| Zoning         | DC              |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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