



COLDWELL BANKER

COMPLETE
REAL ESTATE

THE STARNES GROUP

9 TOMMY PRINCE ROAD SW | CALGARY, ALBERTA, CANADA
COMMUNITY OF RUTLAND PARK



THE COMMUNITY OF CURRIE BARRACKS

Welcome to Currie Barracks, a charming and vibrant community nestled in the heart of Calgary. This former Canadian Forces Base offers a unique blend of history, convenience, and natural beauty, making it the perfect place to call home. Situated just under ten minutes from downtown, this community provides you with easy access to all the excitement and opportunities that Calgary has to offer. Whether you're looking to explore the city's thriving arts scene, indulge in culinary delights at trendy restaurants, or enjoy world-class shopping options, you'll find it all within reach.

For those seeking outdoor adventures, highway 8 is right around the corner, granting you quick and convenient access to the breathtaking Rocky Mountains and stunning Banff National Park. Imagine embarking on weekend getaways to immerse yourself in nature's wonders or spending leisurely afternoons hiking picturesque trails. Nature enthusiasts will also appreciate being just a short distance away from the serene Elbow River and some of Calgary's most beautiful parks. Take long walks along tree-lined pathways, have picnics amidst lush greenery, or simply unwind and connect with nature's tranquility.

Mount Royal University is within walking distance, making this property an ideal choice for students or professionals seeking proximity to educational institutions. Enjoy the convenience of a short commute while immersing yourself in a vibrant academic atmosphere.

Families will love exploring the nearby Glenmore Reservoir, where countless recreational activities await. Spend quality time with loved ones while sailing on calm waters or embark on a memorable family outing. The possibilities are endless!

Currie Barracks prides itself on being an inclusive community that welcomes people from all walks of life. Engage in lively events like Currie Market and experience the local culture firsthand. Lace up your skates during winter months and glide across the community ice rinks with neighbors turned friends. For beer enthusiasts, don't miss out on visiting Alberta's very own Wild Rose Brewery for a taste of local craft beer.

When it comes to daily needs, you'll find a range of excellent shopping amenities just moments away. Whether you need to stock up on groceries, indulge in some retail therapy, or enjoy a delicious meal at a nearby restaurant, convenience is truly at your doorstep.

Don't miss out on the opportunity to own a piece of history in one of Calgary's most vibrant neighborhoods!







YOU HAVE ARRIVED

As you pull onto this charming inner-city street, Tommy Prince Road, you are met with well-manicured lawns, beautifully built homes, and a family friendly aura. Tommy Prince Road encapsules all of this into the family home of your dreams! Pull up and imagine warm summer evenings sitting on your front porch with a glass of wine. The beautiful landscaping adds to the superb curb appeal of this custom-built home and is also low maintenance, great for a busy family! Stone accents and mixture of cedar shingle and wood plank siding bring together this craftsmen style home and is a testament to the overall build level of this stunning home.









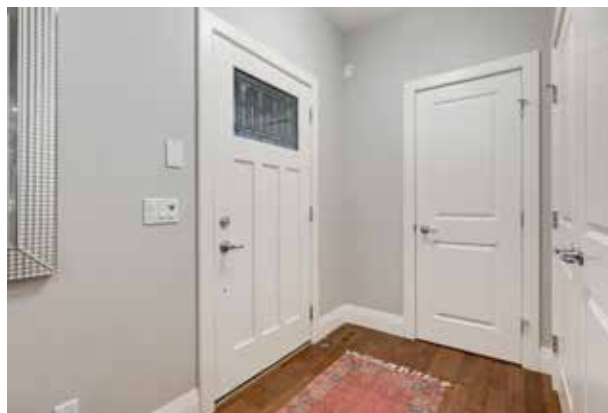
AS YOU ENTER...

As you enter this warm and inviting home you are met with gleaming hardwood floors that are in superb condition. The open floorplan is evident as soon as you enter and makes for a wonderful space to entertain family and friends! This well thought out design utilizes all the square footage meticulously and your front foyer has a large closet for guest coats or seasonal storage. There is also a two-piece bath located here, great for guests to use privately.



OFFICE

Transition to your office, complete with glass inlayed French pocket doors. This space makes a great office but can also lend itself to a music room, play room, or cozy reading space.





DINING AREA

Enter your dining area anchored by large, coffered ceiling details that give the space an elegant feel. Masterfully crafted built ins add an abundance of storage space for dishes, glassware, or anything else your family may need.





A FAMILY KITCHEN

They say the kitchen is the heart of the house and this one is perfectly situated in the center of this main level floorplan. Equipped with top-of-the-line stainless steel appliances, this kitchen is a dream to cook in. Granite counters and two tone wood cabinetry featuring soft closing technology are just some of the features you'll come to love. Head into your pantry and coffee nook space and be amazed with the amount of storage space this kitchen has for snacks, appliances, dishes, and more!





FAMILY ROOM

Warm sunlight comes flooding in through the large West facing sliding doors in this cozy main level living room. On a nice summer night, open the massive sliding doors leading to your back deck and extend your living square footage drastically! When winter inevitably comes, turn on the fireplace with beautiful stone work and custom built ins and settle in with your family for your favorite Netflix series.





SECOND LEVEL LIVING QUARTERS

This level sports the perfect floorplan for a growing family! Two large bedrooms with four piece bathroom next to them means your kids will be close by.





PRIMARY SUITE

Most importantly, your primary bedroom oasis is located close by! An abundance of space means you have plenty of room for King sized bed and seating area and provides the perfect location for you to relax after a long day.

The primary ensuite is your very own in-home spa. This large space features large ceramic tile that adds a modern touch to the space. Whether it's in the large built-in soaker tub or the glass framed shower, you have beautiful amenities to utilize and center yourself to prepare for what life throws at you! The enormous double vanity features stylish grey quartz counters and excellent storage space for cosmetics. The cherry on top, your large walk-in closet, comes complete with customizable storage options to maximize the storage capacity.





THIRD LEVEL LOFT

Head up one level and try not to get excited when you see over 700 square feet of additional space sporting peaked ceilings lines and light beaming in from three different cardinal directions. This space provides endless possibilities like art space, fitness room, family room, or whatever you and your family can envision!





LOWER-LEVEL QUARTERS

Providing more functional space, this level has an additional media space for movie night and games area for poker night or a ping pong table and much more. The high ceilings throughout this level means the lower-level bedroom is still a bright and inviting space that guests will enjoy.

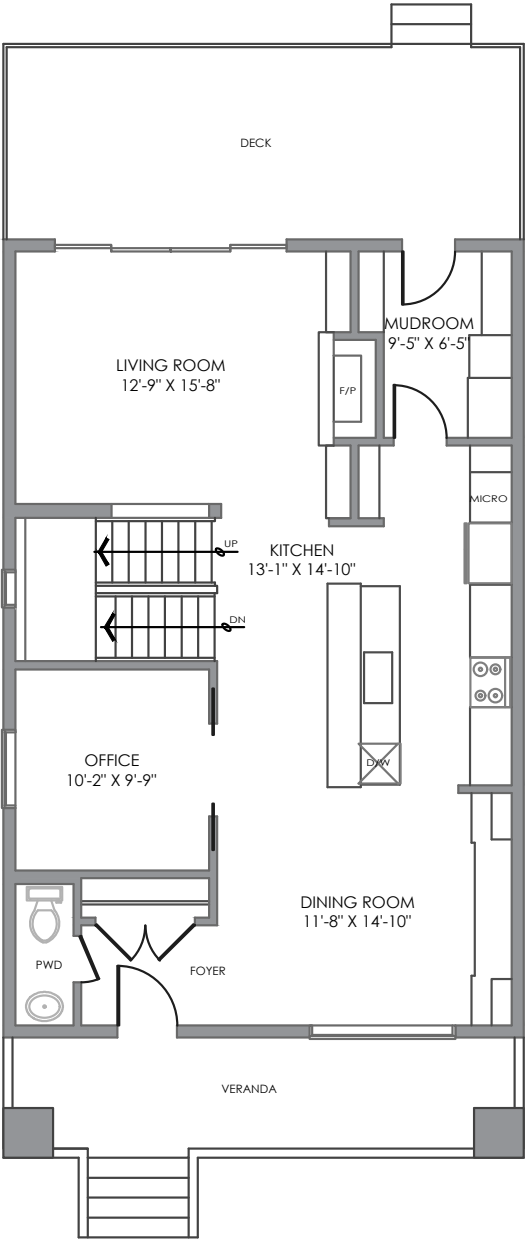




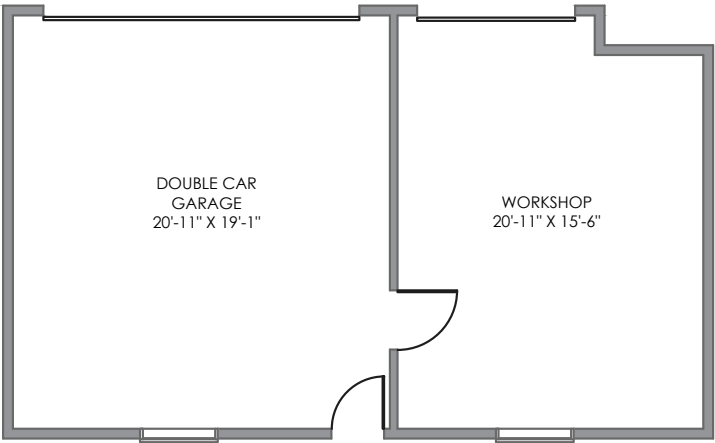
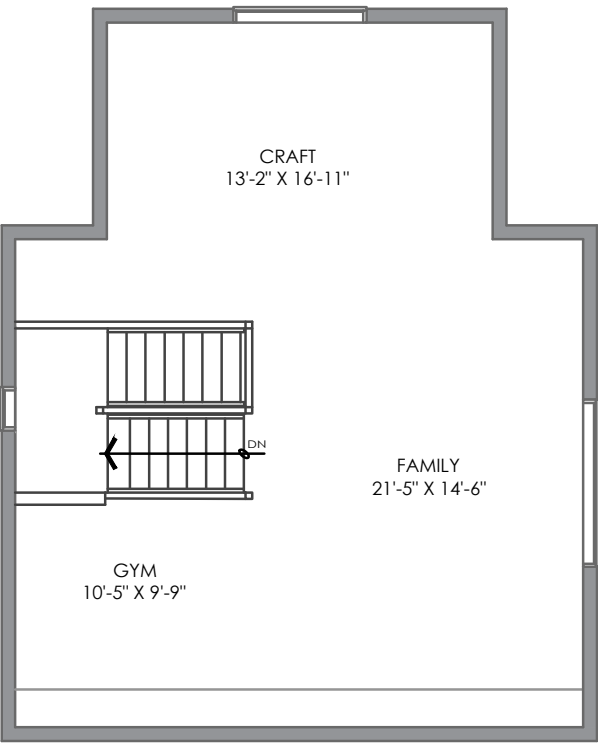
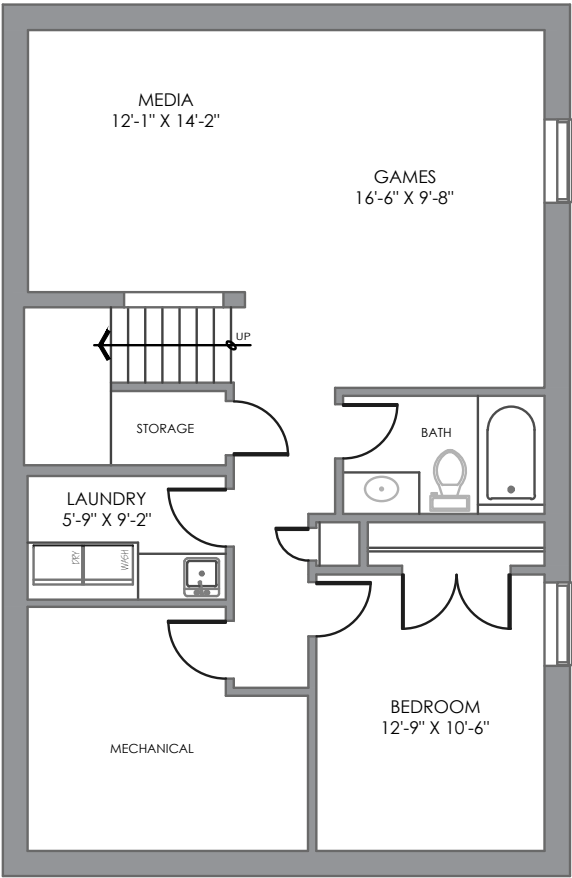
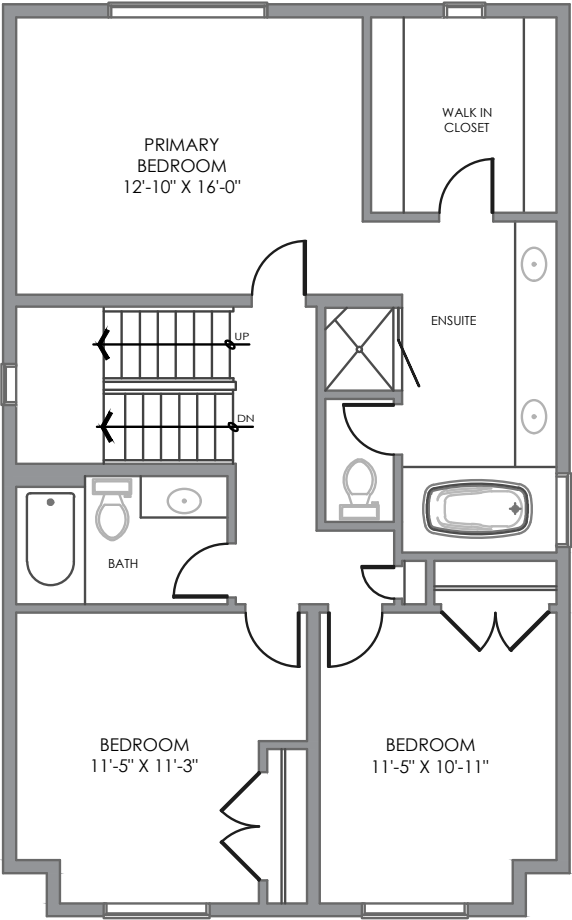
GARAGE

A rare find in the inner city, you now have a tripe car garage! Currently equipped with a sectioned off third bay, this makes for a perfect workshop or home for your summer driver. Epoxy flooring and gas heating keep this car enthusiast garage clean and comfy.





Main Level:	1,051.86 square feet
Second Level:	1,096.32 square feet
Third Level:	722.92 square feet
Total Above Grade Floor Space:	2,871.1 square feet
Lower Level:	901.4 square feet
Total Developed Floor Space:	3,772.5 square feet





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