

COLDWELL BANKER

COMPLETE
REAL ESTATE

THE STARNES GROUP

16 HONG KONG ROAD SW | CALGARY, ALBERTA, CANADA
COMMUNITY OF CURRIE BARRACKS



EXCEPTIONAL COMMUNITY

Currie stands as a beacon of new urbanism, linking past, present and future in one brilliant setting. Known well by generations of Canadians, Currie’s rich heritage dates back to the 1930s where it began as a Canadian Armed Forces Base. Originally created as an employment project during the Great Depression, it represents a significant milestone for the military’s establishment in Alberta. Since then, Currie has continued its legacy of optimism, momentum and positive growth.

Currie Barracks has been steadily growing and maturing as its vision takes shape. Today, Currie is a beacon of endless possibilities, linking past, present and future in one brilliant setting. The masterplan was designed to be close to shopping, restaurants, parks and playgrounds. All just a seven-minute drive or a 15-minute bike ride to downtown.

To see it all, stroll or bike through the historic Trasimene Heritage Walk, which connects Alexandria Park with other parts of the neighbourhood via a beautiful and educational trail system.

You don’t need to stray far to find enriching amenities though—there are over 70 businesses just steps from residents’ front doors.

Proudly Presenting
16 HONG KONG RD SW



Community of Currie Barracks



Main Floor Space:	1015.67 square feet
Second Level:	1018.31 square feet
Third Level:	574.99 square feet
Lower Floor Space:	838.23 square feet
Total Developed Floor Space:	3447.2 square feet
Guest Suite:	601.53 square feet
Total Developed w/Suite:	4048.76 square feet



Find daycare, health and wellness, recreation, and more run by local Calgarians around every corner. Everything from your daily necessities to your favourite past-times are on your doorstep for your convenience.

There are 23 acres of open green space within the community, offering abundant access to nature for residents and visitors alike. This green space includes Alexandria Park, the heart of the community with 14 acres of space for families of all ages to enjoy. There you'll find the Currie Bark Park, Airport Playground, and amphitheatre/toboggan hill filled with life and laughter. The skating rink/splash park will be complete the space to provide even more fun to the community.

Within Currie, you'll find 11 provincially designated heritage buildings and landscapes, each telling a piece of Currie's rich history. As a former Canadian Armed Forces base known as Currie Barracks, the area contains a unique history that is celebrated through Currie's redevelopment.

Be sure to check out Wild Rose Brewery, The Inn on Officers' Garden, and Burwood Distillery—three of the community's favourite gathering places for sharing drinks, food, and good times.





BEAUTIFUL
ARCHITECTURAL
DETAIL

The award-winning exterior architecture of all the homes in Currie are charming and befitting of a fairy tale community. This lovely home is in a classic tudor style evoking old-world charm with storybook cottage features. The stone base, vertical batten detailing, unique windows with dividers, timber accented covered entry and strong peaked rooflines creates tremendous and unique street appeal.







EXQUISITE LANDSCAPING

A lovely walk-way leads to the fenced backyard. A gate opens onto a magical backyard that is pristinely landscaped with curved garden beds, an expansive lawn area, mature trees and a stepping stone walkway to the quaint garden shed. A large exposed aggregate terrace sits between the back deck and the garage creating a European courtyard setting, perfect for morning coffee or evening entertaining. The back of the garage facing this area features lovely detailed windows and a door to another storage area where the furnace for the upper suite is housed. The location of this property being on the corner allows for beautiful light throughout the day.









YOU HAVE ARRIVED

Upon entering the front door, you are immediately greeted by a sunny living room with two sides of south and west windows and a cozy fireplace with built-ins on each side. This is one of the most beautiful and relaxing light-filled rooms in the house. Double smoked glass doors open to the main floor den that features a built-in window seat and more beautifully appointed bookshelves

A CLASSIC ELLE DÉCOR KITCHEN

The designer kitchen is of a magazine quality design featuring cabinetry set to the ceiling with glass uppers, crisp taupe subway tile with a high gloss finish, a large center island with quartz countertops and a window overlooking the quaint backyard. The high end appliance package includes a stainless steel double refrigerator, a Dacor gas range with a convection oven, a Miele dishwasher, a microwave drawer and a wine fridge inset into the island.









DINING SPACE

The dining space can be small and cozy or expanded for formal dining with a larger table. A fabulous circular iron light finishes off this space in grand style and there is room by the stairs for a china cabinet. French doors lead out to the back deck and terrace area.





AUXILLARY SPACES

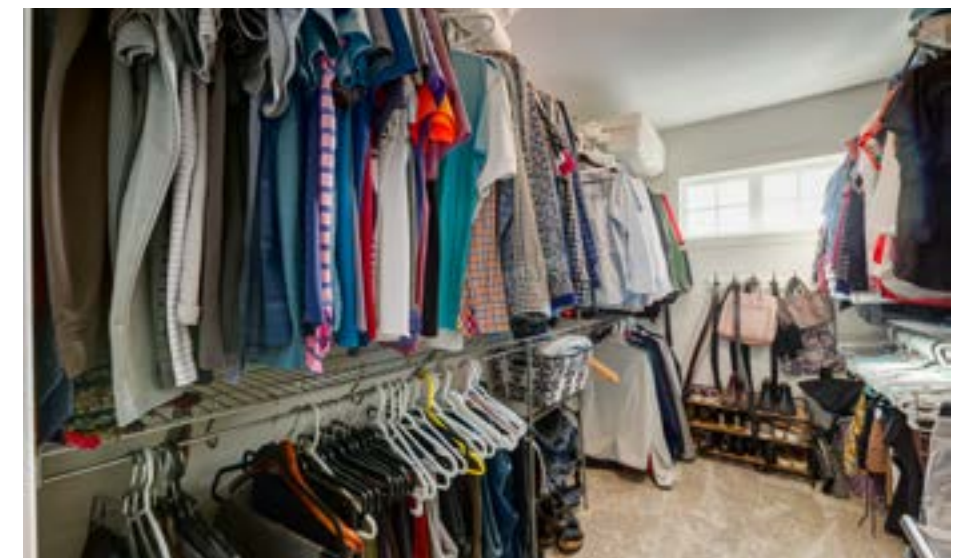
The back mudroom features lockers and a door with windows leading to the backyard and garage. The main floor powder room has a crisp white vanity and a framed mirror. Gleaming maple hardwood floors lead to the matching wood staircase that showcase triple spindles in a new age classic design.





PRIMARY SUITE

The primary suite comprises the entire third level and feels as though you are sleeping in the clouds. A large walk-in closet and ceiling fan finish off the space. Another closet is located in the stair landing and is the perfect space to build shoe storage.





LUXURIOUS ENSUITE

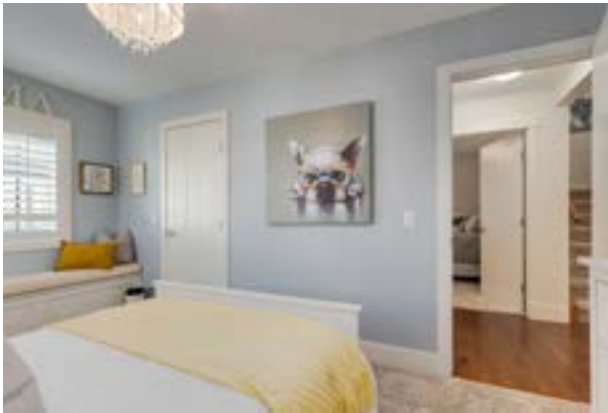
The spa-like ensuite has a fresh and classic style with two sinks, a custom quartz countertop flared over the middle bank of drawers, a separate water closet, opulent marble tile flooring, a soaker bathtub with a telephone handle and a frameless glass shower with a rainshower and second shower head. The vanity to ceiling mirrors feature light fixtures set right into the mirrors for a designer touch.





SECOND LEVEL BEDROOM QUARTERS

The second level not only features a loft/TV area but also features three large bedrooms, each with window seats, shutters on the windows and large closets. The shared bathroom has two sinks, two banks of drawers and a tub/shower. This is tremendous space for children and teenagers to have their own entire floor.







LOWER LEVEL ENTERTAINING

The lower level has another family room area, another bedroom currently being used as an exercise room and a games area. The utility room has a water softener, canister for the vacuum system, a roughed-in irrigation system, one furnace, a hot water tank and lots of room for storage.

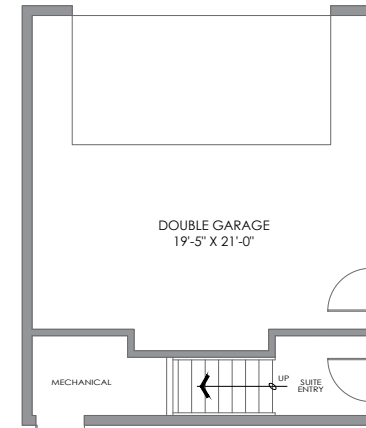




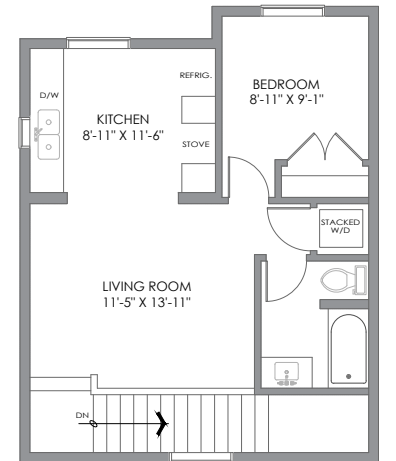


SUITE OVER GARAGE

The suite over the garage is an incredible income stream and currently has a fantastic renter. The suite has its own separate entrance, a living room, kitchen area, bedroom, full bathroom and laundry.



GARAGE
AREA: 575.41 FT² (53.46 M²)

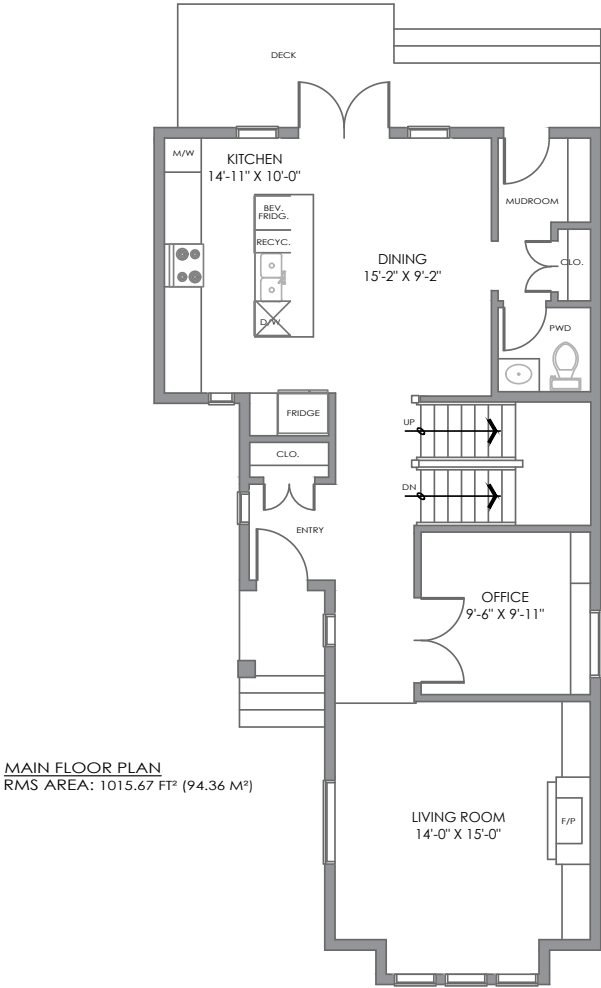


GUEST SUITE
AREA: 601.53 FT² (55.88 M²)



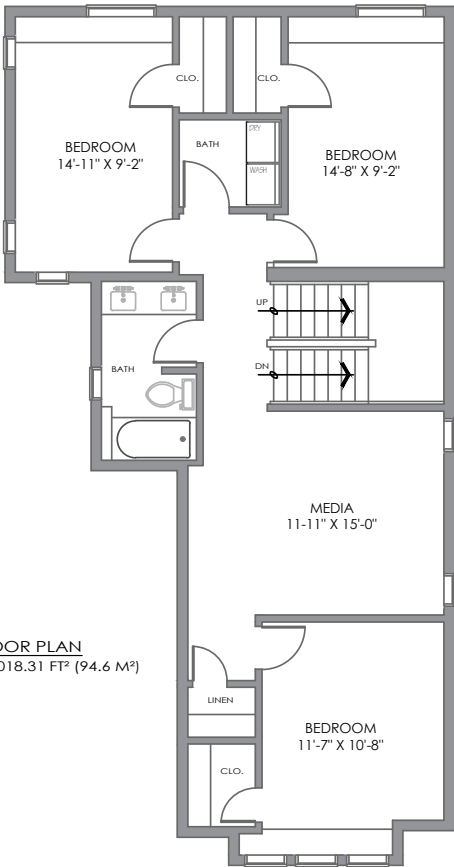
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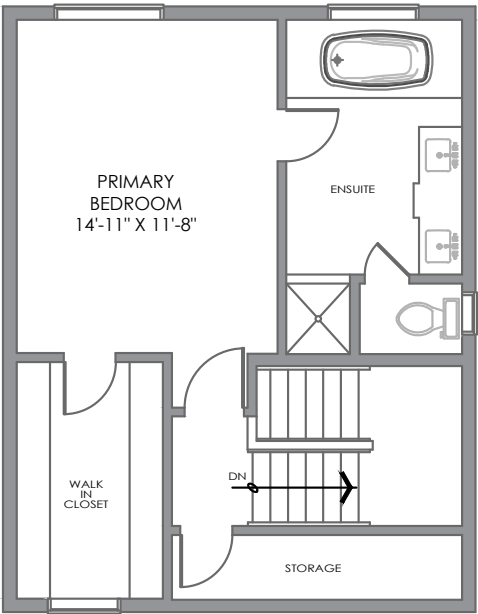
MAIN FLOOR PLAN
RMS AREA: 1015.67 FT² (94.36 M²)

MAIN LEVEL



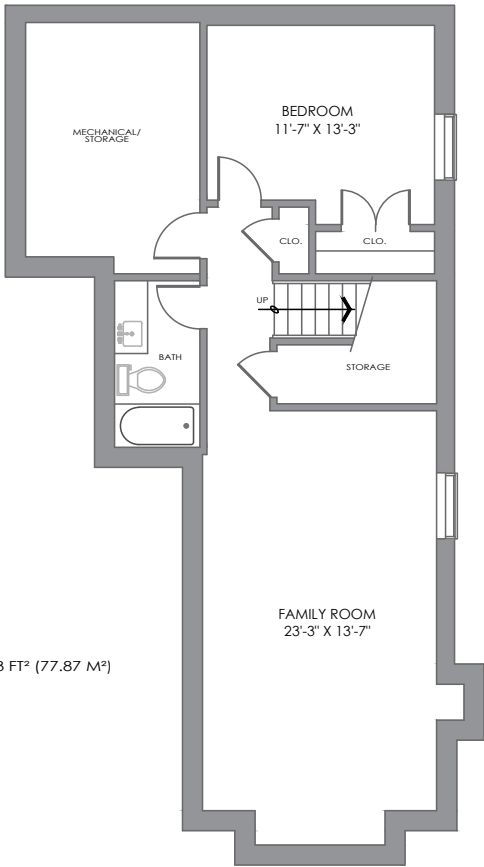
SECOND FLOOR PLAN
RMS AREA: 1018.31 FT² (94.6 M²)

SECOND LEVEL



THIRD FLOOR PLAN
RMS AREA: 574.99 FT² (53.4 M²)

THIRD LEVEL



BASEMENT
AREA: 838.23 FT² (77.87 M²)

LOWER LEVEL

E&O INSURED

DISCLAIMER: ALL TOTAL AREA MEASUREMENTS COMPLETED AND INSURED BY SQUARE ONE MEASURE USING THE RMS GUIDELINES SET OUT BY RECA (REAL ESTATE COUNCIL OF ALBERTA). MEASUREMENT INSURANCE PROVIDED IS TO BE CONSIDERED VOID WITHOUT PAYMENT AND NO ALTERATIONS, CHANGES, OR MANIPULATIONS CAN BE MADE TO THE DRAWING PACKAGE WITHOUT APPROVAL. TOTAL SQUARE FOOTAGE MEASUREMENTS ARE BASED ON THE AREA WITHIN THE ALLOWED PERIMETER OF THE DETACHED OR ATTACHED HOME. THEY DO NOT INCLUDE DECKS, PATIOS, GARAGES, VAULTED "OPEN TO BELOW" AREAS, PLANT LEDGE WINDOWS, AREAS WITH FLOOR TO CEILING HEIGHTS BELOW FIVE FEET, AND FIREPLACE CANTILEVERS. FOR MORE INFORMATION ON THE RESIDENTIAL MEASUREMENT STANDARD (RMS) PLEASE VISIT: WWW.RECA.CA

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