

# \$1,799,000 - 227 Calais Drive Sw, Calgary

MLS® #A2232289

**\$1,799,000**

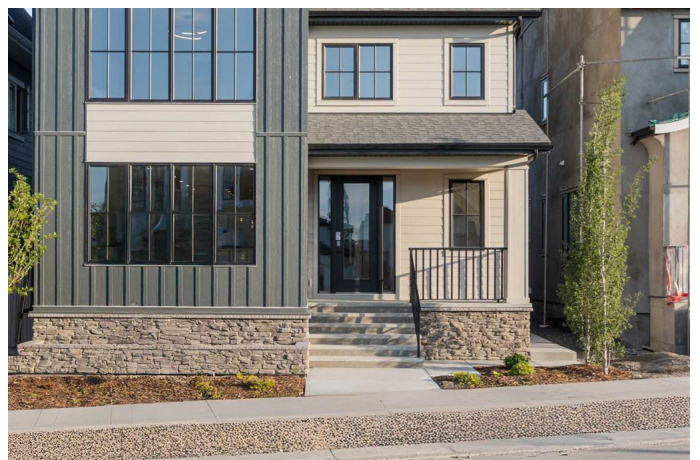
6 Bedroom, 5.00 Bathroom, 3,602 sqft

Residential on 0.10 Acres

Currie Barracks, Calgary, Alberta

**\*\*OPEN HOUSE: SAT JUL 5, 1PM-3PM\*\***

4,352 TOTAL SQ.FT. | 6 BEDS | 4.5 BATHS | 3-CAR GARAGE | IMMEDIATE POSSESSION | SOUTH FACING BACKYARD | This is your chance to own a rare three-storey, NEW luxury home by Crystal Creek Homes in the sought-after inner-city community of Currie. Offering 4,352 sq. ft. of meticulously designed living space, this beautiful home features 6 bedrooms and 4.5 bathrooms. A quiet office at the front provides a focused workspace while the spacious great room is anchored by a dark fireplace creating a striking focal point. The stunning kitchen includes a large island, clean white countertops, and stainless steel appliances (including separate freezer), making it easy to prepare meals or gather with family and friends. The dining area opens through sliding glass doors to the sunny backyard, ideal for indoor-outdoor living and casual dining. Upstairs, the primary suite serves as a peaceful retreat with large windows, a walk-in closet, and a spa-inspired ensuite with dual vanities, a walk-in glass shower, and a freestanding tub. Three additional bedrooms and a full laundry room complete this level. The bonus room on the third floor leads to a spacious covered roof deck perfect for morning coffee or evening gatherings with views of the neighbourhood. The fully finished basement adds flexibility with a rec room featuring a wet bar, an extra bedroom, and a full bathroom — great for guests or multigenerational living. Comfort



upgrades include air conditioning, a tankless water heater, and energy-efficient features throughout, while a full builder warranty provides peace of mind. Located in Currie, one of Calgary's most established inner-city neighbourhoods, this home is steps from schools, parks, playgrounds, and pathways, with downtown just minutes away. VIEW 360 TOUR and schedule your private tour before it's sold!

Built in 2023

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2232289    |
| Price          | \$1,799,000 |
| Bedrooms       | 6           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 3,602       |
| Acres          | 0.10        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 3 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 227 Calais Drive Sw |
| Subdivision | Currie Barracks     |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 8H4             |

**Amenities**

|                |                                                       |
|----------------|-------------------------------------------------------|
| Parking Spaces | 3                                                     |
| Parking        | Garage Faces Rear, Rear Drive, Triple Garage Detached |

# of Garages 3

## Interior

Interior Features Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Appliances Bar Fridge, Dishwasher, Dryer, Freezer, Gas Range, Microwave, Range Hood, Refrigerator, Washer

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Mantle

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Balcony

Lot Description Back Lane, Landscaped

Roof Asphalt Shingle

Construction Cement Fiber Board, Stone, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed June 23rd, 2025

Days on Market 13

Zoning DC

## Listing Details

Listing Office Real Broker

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