

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

MLS® #A2232289

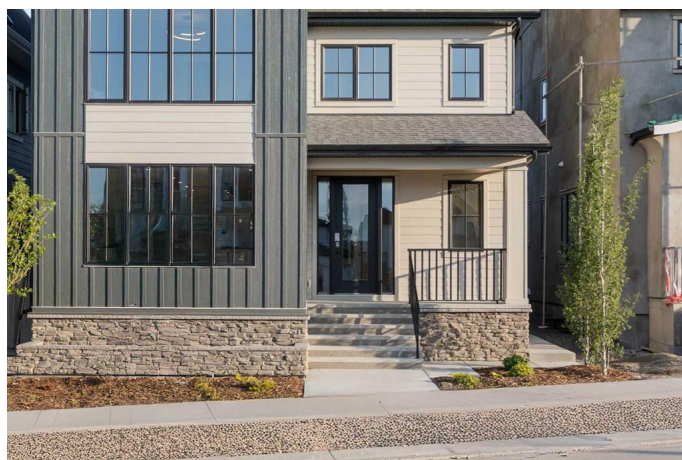
\$1,799,000

6 Bedroom, 5.00 Bathroom, 3,602 sqft

Residential on 0.10 Acres

Currie Barracks, Calgary, Alberta

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, Triple Garage Detached, Rear Drive |
| # of Garages | 3 |

Interior

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

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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