



GRASSROOTS
REALTY GROUP

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227 Calais Drive SW
Calgary, Alberta

MLS # A2232289



\$1,799,000

Division:	Currie Barracks		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	3,602 sq.ft.	Age:	2023 (2 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Garage Faces Rear, Rear Drive, Triple Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-

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

Inclusions: N/A

****OPEN HOUSES 1PM - 4PM: (SAT & SUN) JUL 12, 13, 20, 26, 27** 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!