



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

333 Bessborough Drive SW
Calgary, Alberta

MLS # A2238481



\$1,594,900

Division:	Currie Barracks		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	3,431 sq.ft.	Age:	2024 (1 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Alley Access, Garage Door Opener, Triple Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, City Lot, Front Yard, Interior Lot, Level, Paved, Rectangular Lot, S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Subfloor, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Silent Floor Joists, Stone, Stucco, Wood Frame	Zoning:	DC 183D2018
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
Inclusions:	Window coverings and Alarm system		

Welcome to effortless luxury in the heart of Currie. The Marigold model by Homes By Us offers 3,431 sq.ft. of beautifully designed living space, nestled in one of Calgary's most vibrant inner-city communities. Step inside to an expansive open-concept main floor featuring oversized windows, a designer kitchen with built-in wall oven, paneled fridge, arched hood fan, and a stunning island—perfect for entertaining or everyday family life. Upstairs, the airy second floor impresses with a vaulted bonus room, two spacious bedrooms with a shared bathroom, a large laundry room, and a serene primary suite designed for relaxation. The third floor offers even more space with a stylish sitting area and two additional bedrooms with a shared bath—ideal for teens, guests, or a dedicated office zone. The fully finished 1,074 sqft basement includes a built-in wet bar, reading nook, floor-to-ceiling glass-enclosed fitness room, large rec area, guest bedroom, and full bathroom—every detail thoughtfully planned for modern living. This home is complete with full landscaping, window coverings, and a three-car garage, offering low-maintenance outdoor living meaning more time to enjoy nearby parks, playgrounds, and walking paths just steps from your door. Live in a community where every amenity is within reach and upkeep is effortless. Visit our showhome at 211 Calais Drive SW.