

# \$1,769,000 - 211 Calais Drive Sw, Calgary

MLS® #A2258376

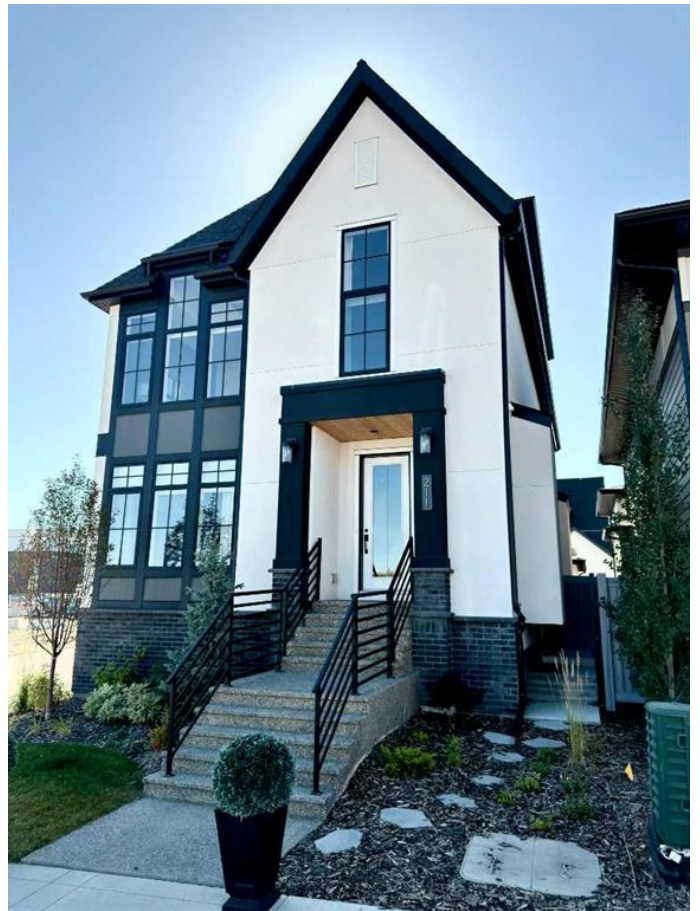
**\$1,769,000**

6 Bedroom, 5.00 Bathroom, 3,458 sqft

Residential on 0.08 Acres

Currie Barracks, Calgary, Alberta

Welcome to this exquisitely crafted showhome by Homes By Us, where timeless design meets modern luxury. Located in the highly sought-after community of Currie Barracks, this home presents a rare opportunity to invest in both elevated living with a whole extra level which is ideal for multigenerational living, office space, or a private guest retreat. Inside, every detail has been thoughtfully curated. The gourmet kitchen is a chef's dream, anchored by striking Dekton countertops and full-height backsplash, combining refined aesthetics with superior durability. The powder room exudes contemporary elegance with a bold apron sink and wall-mounted toilet, creating a sleek, minimalist look. Full height glass walls accent the den on the main floor as well as the fitness space in the basement, allowing natural light to flow while maintaining separation and style. Upstairs, you'll find three generous sized bedrooms, including a sophisticated primary suite designed for relaxation and function. The fully developed basement expands your living options with an additional bedroom—perfect for guests or a home office. This home is complete with full landscaping and fencing, offering a private outdoor space without maintenance. Enjoy more time living in this vibrant area by stepping outside your door and into one of Calgary's most walkable, park-filled communities. Whether it's a stroll through nearby green spaces, a visit to local cafés, or a quick commute downtown, Currie offers



urban living at its finest. This is more than just a home—it's a lifestyle investment, combining architectural excellence, and everyday ease. Don't miss your chance to make it yours! Please note this is a showhome, with regular showhome hours. Come by and visit Monday-Thursday 2PM-8PM or Sat/Sun Noon-5PM- Seller would consider taking trades.

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2258376    |
| Price          | \$1,769,000 |
| Bedrooms       | 6           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 3,458       |
| Acres          | 0.08        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 3 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 211 Calais Drive Sw |
| Subdivision | Currie Barracks     |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 8H4             |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, Quartz Counters, Walk-In Cooler, Vacuum              |
| Appliances        | Bar Fridge, Built-In Refrigerator, Dryer, Garage Control(s), C Freezer, Gas Cooktop |
| Heating           | Forced Air, Natural Gas                                                             |
| Cooling           | Central Air                                                                         |
| Fireplace         | Yes                                                                                 |
| # of Fireplaces   | 2                                                                                   |
| Fireplaces        | Basement, Electric, Family Room, Gas, Mantle, Tile                                  |
| Has Basement      | Yes                                                                                 |
| Basement          | Full                                                                                |



**Exterior**

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Yard                     |
| Lot Description   | Back Lane, Back Yard, Landscaped |
| Roof              | Asphalt Shingle                  |
| Construction      | Brick, Stucco                    |
| Foundation        | Poured Concrete                  |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 51                   |
| Zoning         | DC                   |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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