

# \$1,975,000 - 319 Normandy Drive Sw, Calgary

MLS® #A2197437

**\$1,975,000**

5 Bedroom, 5.00 Bathroom, 3,335 sqft  
Residential on 0.10 Acres

Currie Barracks, Calgary, Alberta

A bright and spacious modern farmhouse home with a legal 2-bedroom carriage house over the 4-car garage and a fully finished basement with its own large kitchen and private access. The main house has 10-ft ceilings and 8-ft doors on all three levels. All three kitchens have high-end cabinetry with dovetailed drawers and quartz counters (as well as in all bathrooms and the laundry room). The main floor also features a beautiful dining room, an office near the front entryway (with a closet, so it could be a main floor bedroom if needed), and a full bathroom with an oversized shower on the main floor. Upstairs are two large bedrooms, each with its own ensuite. The primary ensuite features a unique dormer window, a deep stand-alone soaker tub below, a huge oversized tiled shower with built-in stone shower seat, and two sinks. Primary WIC is connected to the upper laundry, with ample cabinetry, a huge sink, and plenty of space for hanging clothes, plus a built-in ironing board. The 2nd bedroom ensuite is architecturally beautiful with its super-tall ceiling and dormer window. The super-bright basement with huge windows could be used as an (illegal) suite, with its own private entry and separate laundry, or for an older child or in-laws wanting their own space. The carriage house has spectacular tall ceilings soaring over 20 feet with dormer windows on two sides. It is a stunning open-concept design with a modern kitchen, large island, and an open great room with a



corner gas fireplace. Two bedrooms, with laundry built-in to the primary WIC and connected to the ensuite. This home truly must be seen to appreciate the extra finishing details throughout, including all custom-tiled showers, three bar fridges, four fireplaces, multiple finished storage areas, and over 700 gemstone lights around the exterior, which is practically maintenance-free. Hardie-board exterior, deep concrete and parged window wells, Trex deck (with outdoor butane fireplace and roughed-in for a hot tub, and Xeriscape landscaping including five 20-ft Swedish Aspens, seven synthetic 8-ft cedars, and seven synthetic bushes of various sizes and shapes, plus much more! The garage is divided into one double and two singles, and theyâ€™re all heated. These can be set up so the carriage house has its own private access to its own single-car garage, for example. Currie Barracks is a unique inner-city community offering low-maintenance living while being surrounded by excellent schools, including MRU, as well as a nearby dog park, skating rink, childrenâ€™s play area, and excellent dining choices within the community. This is a unique opportunity to own a stunning, beautiful home with a multitude of options for renting or for extended family.

Built in 2024

### **Essential Information**

MLS® #	A2197437
Price	\$1,975,000
Bedrooms	5
Bathrooms	5.00
Full Baths	5
Square Footage	3,335
Acres	0.10
Year Built	2024

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	319 Normandy Drive Sw
Subdivision	Currie Barracks
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 8G8

### **Amenities**

Parking Spaces	4
Parking	Garage Faces Rear, Garage Faces Side, Heated Garage, Insulated, Quad or More Attached
# of Garages	4

### **Interior**

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Wet Bar, Wired for Sound, Soaking Tub
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Bar Fridge, Electric Cooktop, Induction Cooktop
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

## **Additional Information**

Date Listed	February 27th, 2025
Days on Market	43
Zoning	DC

## **Listing Details**

Listing Office RE/MAX Realty Professionals

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