

780-832-5880

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219 Calais Drive SW Calgary, Alberta

MLS # A2231103



\$1,729,000

Division:	Currie Barracks				
Type:	Residential/House				
Style:	3 (or more) Storey				
Size:	3,198 sq.ft.	Age:	2024 (1 yrs old)		
Beds:	5	Baths:	4 full / 1 half		
Garage:	Double Garage Attached, Garage Faces Rear, Rear Drive, See Remarks				
Lot Size:	0.09 Acre				
Lot Feat:	Back Lane, Landscaped				

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

Features: Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Beverage Cooler

5-BED | 4.5 BATHS | 4,125 TOTAL SQ.FT. | ATTACHED REAR GARAGE | HOME OFFICE | HOME GYM | MOVE-IN READY | The Kennedy by Crystal Creek Homes offers over 4,100 sq. ft. of professionally designed living space with 5 bedrooms and 4.5 bathrooms across 3 finished levels. Its modern farmhouse exterior makes a strong first impression, while the breezeway conveniently connects the rear garage with the rear entry. The oversized 2.5-car garage provides extra space for storage, bikes, or a workbench. Inside, the main floor features a full-height stone fireplace in the great room, a quiet office, and a designer kitchen with premium appliances, full-height cabinetry, and a large island that anchors the open layout. The dining area easily accommodates family dinners or larger gatherings. Upstairs, you' Il find three bedrooms, a bonus room, and a well-placed laundry area. The top floor is dedicated to the primary retreat with a spa-style ensuite and an impressive walk-in closet. The finished basement adds flexibility with a home gym, recreation area, guest bedroom, and full bathroom. Additional features include air conditioning, a tankless water heater, and energy-efficient upgrades. Located in Currie, one of Calgary's most desirable inner-city neighbourhoods known for its dog par, restaurants, playgrounds, and quick access to downtown, Mount Royal University, and Marda Loop. Book your private tour today.