

219 Calais Drive SW

Calgary, Alberta

MLS # A2231103



\$1,749,000

|             |                                                                                                                                                             |            |                  |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------|
| 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:   | Finished, 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 | LUXURY UPGRADES THROUGHOUT | HOME GYM | MOVE-IN READY | The Kennedy by Crystal Creek Homes offers more than 4,100 square feet of professionally curated living space with 5 bedrooms and 4.5 bathrooms across three fully finished levels. From its striking modern farmhouse exterior to the breezeway that keeps snowy boots out of your entryway, every detail was designed for real life. The oversized 2.5-car garage gives you space for bikes, tools, or a weekend project bench. Inside, the main floor feels expansive yet warm, with a full-height stone fireplace in the great room, a designer kitchen that makes every meal feel special, and a generous dining area that’s made for gathering. Upstairs, the second level includes three bedrooms, a bonus room, and convenient laundry. The entire top floor is your private retreat, with a stunning primary suite, spa-style ensuite, and a walk-in closet that goes on and on. Downstairs, the finished basement adds even more flexibility with a home gym, rec space, full bathroom, and guest bedroom. Central air, a tankless water heater, and energy-saving features round out the comfort. All of this is backed by a full builder warranty and located in Currie, one of Calgary’s most established inner-city neighbourhoods with parks, schools, a dog park, and downtown just minutes away. Book your showing and see what makes this home unforgettable.