\$2,250,000 - 336 Normandy Drive Sw, Calgary

MLS® #A2201420

\$2,250,000

4 Bedroom, 4.00 Bathroom, 3,321 sqft Residential on 0.09 Acres

Currie Barracks, Calgary, Alberta

QUICK POSSESSION*** Discover this stunning Scandinavian custom-built home by Dominium Residential, situated in the wonderful community of Currie. Less than 10 minutes to Downtown Calgary This residence has been meticulously crafted with great passion and professional design, standing as a quintessential monument to fine luxury living.

As you approach, you'll be welcomed by an uber contemporary elevation and curb appeal, setting the tone for the elegance that lies within. With 3321 SQ FT ABOVE GRADE and over 4,400 SQ FT of developed living area, this home offers an abundance of space for modern living.

The kitchen radiates affluence, featuring a one-of-a-kind design with a WATERFALL island, a FISHER & PAYKEL BUILT IN PANEL COVERED FRIDGE & FREEZER, a NATURAL GAS STOVE, with A POT FILLER, a built-in convection oven and a speed oven/microwave. The contemporary two-tone custom cabinetry is finished with under-cabinet lighting, making it a chef's dream.

The SPACIOUS LIVING ROOM is tastefully finished with built-ins, a cozy fireplace, and a STRIKING LIGHTING FIXTURE that complements the space like jewelry. Enjoy views of the beautiful streetscape from this inviting living area. The stairway is equipped with stairway lighting ensuring additional safety







at night. The DOUBLE CAR GARAGE is fully finished with paint and EPOXY FLOORING, providing a polished and functional space for your vehicles.

This home is roughed in for advanced technologies such as Alexa voice commands, and includes wiring for CAMERAS, FOUR -TWO SPEAKER ZONES, INDOOR-CEILING SPEAKERS with woofers, OUTDOOR SPEAKERS FOR THE DECK area, and myQ garage door openers that allow remote access from your phone, along with a Wi-Fi irrigation system.

The elegant ensuite embraces you with the touch of WARM HEATED FLOORS, featuring a large double vanity with custom mirrors, and a distinguished freestanding tub with an in-wall faucet, ensuring a comforting experience. The upper floor boasts a great laundry room, a storage closet, a bathroom, and two generous-sized bedrooms.

The breathtaking lower level is the perfect venue for entertaining or relaxation, featuring CUSTOM BUILT-INS, A GRAND WET BAR, and an abundance of natural light. It also includes a large flex room and an additional bedroom.

Situated in Currie Barracks, one of Calgary's finest inner-city communities, you'll enjoy access to parks, dog parks, walking/bike trails, and access to over 12 schools accommodating children from pre-school to senior high school. This exceptional home combines elegant design and modern conveniences, making it a must-see for any discerning buyer. Don't miss your chance to make this luxury residence your own!

Essential Information

MLS® # A2201420 Price \$2,250,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 3,321
Acres 0.09
Year Built 2025

Type Residential
Sub-Type Detached
Style 3 Storey
Status Active

Community Information

Address 336 Normandy Drive Sw

Subdivision Currie Barracks

City Calgary
County Calgary
Province Alberta
Postal Code T3E 7J6

Amenities

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Bar, Built-in Features

Appliances Bar Fridge, Built-In Oven, Convection Oven, Dishwasher, Garage

Control(s), Garburator, Gas Cooktop, Washer/Dryer, Built-In Refrigerator

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony

Lot Description Back Lane, Street Lighting

Roof Asphalt Shingle

Construction Brick, Cement Fiber Board, Composite Siding, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 17th, 2025

Days on Market 16

Zoning DC

Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.