

\$1,799,900 - 248 Normandy Drive Sw, Calgary

MLS® #A2174030

\$1,799,900

3 Bedroom, 4.00 Bathroom, 1,764 sqft

Residential on 1.42 Acres

Currie Barracks, Calgary, Alberta

An incredible opportunity to own a true bungalow villa in the heart of the "inner City" in this new vibrant community within the Currie Baracks. This exciting development consists of 12 bungalow villas, all with double attached garages, developed basement, extremely high-end boutique finishings including on-site custom built millwork, kitchen cabinets, wide plank white oak engineered hardwood flooring and Subzero/Wolf appliances. Meet with the experts at our design centre and let your heart and imagination run wild as you pick out the finishing touches to your new bungalow purchase. This unit is features an abundance of upgrades such as vaulted ceilings and AC! Lower level presents boiler in-floor heating system, two spacious bedroom, full bathroom, and grand games room with wet bar. Call for a detailed brochure or come meet with our design team and get ready to enjoy bungalow villa living at its finest.

Built in 2025

Essential Information

MLS® #	A2174030
Price	\$1,799,900
Sold Price	\$1,899,582
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1



Square Footage	1,764
Acres	1.42
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	248 Normandy Drive Sw
Subdivision	Currie Barracks
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7K1

Amenities

Amenities	Snow Removal
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Wet Bar, Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer, Wine Refrigerator
Heating	Forced Air, In Floor, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle

Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 22nd, 2024
Date Sold	October 22nd, 2024
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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