



**GRASSROOTS**

REALTY GROUP

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**60 Hong Kong Road SW  
Calgary, Alberta**

**MLS # A2308417**



**\$1,799,000**

<b>Division:</b>	Currie Barracks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	3,288 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	5 full / 2 half
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Central Vacuum, Double Vanity, French Door, Kitchen Island, Walk-In Closet(s)		

**Inclusions:** None

An exceptional custom-built inner-city residence featuring a triple garage, a legal suite above the detached garage generating rental income, and over 5000 sq. ft. of refined living space, Ideally located near Mount Royal University, this property offers a total of 6 bedrooms, including rare dual primary bedroom suites, 7 bathrooms, and 6 fireplaces. Filled with natural light, the main level is enhanced by expansive windows and the added openness that comes with the desirable corner lot location. The impressive 4,703 sq. ft. lot further enhances the sense of space and functionality both inside and out. Thoughtfully designed for both everyday living and entertaining, the space also features a dedicated den and seamless backyard access through dual rear entrances, creating a bright and inviting atmosphere throughout. The upper level offers an oversized primary bedroom with a luxurious five-piece ensuite, along with two additional bedrooms, another 5-piece bathroom, and a conveniently located laundry area. The entire third level is dedicated to a private vaulted loft-style retreat complete with a spa-inspired ensuite featuring a steam shower, creating a true sanctuary within the home. The fully developed basement extends the living space with an additional ensuite bedroom and a spacious recreation/family room, ideal for guests or extended family. Adding exceptional value is the triple garage and legal carriage suite, currently generating approximately \$1,600 per month in rental income with great tenants willing to stay providing an excellent mortgage helper or investment opportunity. Additional highlights include heated floors in all bathrooms, a central vacuum system, designated space for a future hot tub, dual furnaces, an integrated indoor/outdoor audio system including the carriage suite, heated smart toilets on both the second and third levels,

a newer refrigerator replaced in fall 2025, and quality custom finishes throughout. Conveniently located close to Marda Loop, downtown Calgary, Mount Royal University, schools, parks, shopping, and local amenities.