



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5 Mary Dover Drive SW
Calgary, Alberta

MLS # A2344328



\$1,490,000

Division:	Currie Barracks		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	3,116 sq.ft.	Age:	2010 (16 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Low Maintenance Landscape		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Wired for Sound

Inclusions: Central AC, Gas stove, dishwasher, Microwave hood fan, washer/dryer stacked in the legal secondary suite

Welcome to this Stunning Currie Barracks Home with Legal Carriage Suite. Perfectly positioned across from a park in the heart of Currie Barracks, this beautifully upgraded 2½-storey home combines luxury, functionality, and income potential. Designed with modern living in mind, the bright open-concept main floor features wide-plank white oak engineered hardwood, a spacious living room with gas fireplace, an elegant dining area, and a private den ideal for working from home. The chef-inspired kitchen is finished with premium JennAir appliances and upgraded quartz countertops. Upstairs, you'll find three generous bedrooms, including an impressive primary retreat with a spa-like 5-piece ensuite and custom walk-in closet. The third-floor loft offers an exceptional bonus space, perfect for a home office, family room, or play area. The professionally finished basement adds two additional bedrooms, a full bathroom, and a large recreation room. Above the garage, the legal 626sq. ft. carriage suite is fully self-contained with its own kitchen, bedroom, bathroom, laundry, and living area, making it ideal for rental income, guests, or multigenerational living. Meticulously maintained and loaded with quality upgrades throughout, this move-in-ready home offers a rare opportunity to own an exceptional property in one of Calgary's most sought-after communities. Act quickly and arrange your private showing today. This move-in-ready home won't last long.