



GRASSROOTS
REALTY GROUP

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60 Hong Kong Road SW
Calgary, Alberta

MLS # A2347326



\$1,750,000

Division:	Currie Barracks		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	3,288 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	5 full / 2 half
Garage:	Alley Access, Driveway, Garage Door Opener, Garage Faces Rear, Triple Ga		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Rectangular Lot		

Heating: Central, Fireplace(s), Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Stone, Stucco

Foundation: Poured Concrete

Features: Bar, Central Vacuum, Double Vanity, French Door, Kitchen Island, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: N/A

For families who love the energy of inner-city living but still want the space, privacy, and comfort of a substantial home, this custom-built Currie Barracks residence offers a rare balance of both. Set on a generous 4,703 sq. ft. corner lot, the home offers over 5,000 sq. ft. of developed living space, 6 bedrooms, 7 bathrooms, a triple detached garage, and a legal suite, bringing together an elevated lifestyle and thoughtful practicality. Natural light pours through expansive windows, giving the main level a bright, welcoming feel. At the heart of the home, a beautifully appointed kitchen with an oversized island and extensive cabinetry creates a natural gathering place, from relaxed family mornings to evenings spent entertaining. Generous living and dining spaces, a dedicated den, and two rear entrances connecting to the backyard make the home as functional as it is inviting. Upstairs, the spacious primary suite offers a peaceful retreat with a luxurious five-piece ensuite. Two additional bedrooms, another five-piece bathroom, and conveniently located laundry complete this family-friendly level. The entire third floor is a private retreat of its own, with vaulted ceilings, a fireplace, and a spa-inspired ensuite with steam shower. Whether enjoyed as a second primary suite, a serene parents' escape, or private space for extended family, it offers remarkable flexibility. The fully developed basement provides even more room to gather and unwind, with an additional ensuite bedroom and a spacious recreation and family room with fireplace and built-in shelving, ideal for guests, teenagers, or extended family. Adding another dimension to the property is the legal carriage suite above the triple detached garage. Currently generating approximately \$1,600 per month with great tenants willing to stay, this additional income can quietly ease the cost of ownership while your family enjoys the

space and lifestyle of a substantial inner-city home. In years to come, it also offers flexibility for grandparents, adult children, guests, or continued rental income. Thoughtful features include heated bathroom floors, heated smart toilets on the second and third levels, dual furnaces, central vacuum, integrated indoor/outdoor audio extending to the carriage suite, designated space for a future hot tub, a newer refrigerator, and quality custom finishes throughout. Close to Marda Loop, downtown Calgary, Mount Royal University, schools, parks, shopping, and local amenities, this is a home where luxury is found not only in the finishes, but in having room to grow, space to come together, and the freedom to enjoy an exceptional inner-city lifestyle for years to come.