

# \$1,680,000 - 330 Normandy Drive Sw, Calgary

MLS® #A2212923

**\$1,680,000**

4 Bedroom, 4.00 Bathroom, 2,407 sqft

Residential on 0.09 Acres

Currie Barracks, Calgary, Alberta

JUNE 2025 POSSESSION!!!

Welcome to your dream home in the picturesque community of Currie, Calgary! OFFERING OVER 3400 SQ FT OF DEVELOPED SPACE. This stunning black farmhouse beautifully merges modern elegance with rustic charm. With 4 spacious bedrooms and 3.5 luxurious baths, this residence offers ample space for comfortable living and entertaining.

Approaching the home, you'll be captivated by the contemporary elevation, impressive curb appeal and streetscape. The beautifully crafted interior features a GOURMET KITCHEN that is a chef's delight, showcasing a unique design with a WATERFALL ISLAND, 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, and custom cabinetry, all enhanced by under-cabinet lighting. The cozy living room is perfect for gatherings, featuring built-ins that add sophistication to the space.

The serene master suite is a true retreat, complete with an elegant ensuite featuring HEATED FLOORS, a large double vanity with custom mirrors, and a freestanding tub that invites relaxation. Additional bedrooms provide comfort and privacy, while the upper floor



includes a conveniently located LAUNDRY ROOM EQUIPED WITH A SINK and AMPLE STORAGE

The fully developed 1000+ sq ft basement is an entertainer's dream, equipped CUSTOM BUILT IN ENTERTAINMENT SYSTEM AND WET BAR. It also features a versatile flex room and an additional bedroom, perfect for guests or family activities.

This home is designed for modern living, with cutting-edge technology including Alexa voice commands, wired cameras, and integrated speaker zones for indoor and outdoor enjoyment. The double car garage is fully finished with epoxy flooring, providing a polished and functional space for your vehicles.

Situated in Currie Barracks, one of Calgary's finest inner-city communities, you'll enjoy access to parks, walking and biking trails, and over 12 schools catering to all educational levels. This exceptional home combines elegant design, modern conveniences, and a vibrant community, making it a must-see for any discerning buyer. Don't miss your chance to make this luxury residence your own! Schedule a viewing today and experience the warmth and beauty of this exquisite home.

Built in 2025

**Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | A2212923    |
| Price      | \$1,680,000 |
| Bedrooms   | 4           |
| Bathrooms  | 4.00        |
| Full Baths | 3           |
| Half Baths | 1           |

|                |             |
|----------------|-------------|
| Square Footage | 2,407       |
| Acres          | 0.09        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 330 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, Built-In Refrigerator, Convection Oven, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Washer/Dryer |
| 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 | None                                                            |
| 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                      April 17th, 2025  
Days on Market                13  
Zoning                              DC

**Listing Details**

Listing Office                    Real Broker

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