

# \$1,779,900 - 8 Calais Lane Sw, Calgary

MLS® #A2165777

**\$1,779,900**

2 Bedroom, 3.00 Bathroom, 1,719 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 the base model and upgrades such as vaulted ceilings and AC are available at additional costs! Lower level presents boiler in-floor heating system, spacious bedroom, full bathroom, grand games room with we bar, and media room. 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 2024

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2165777    |
| Price      | \$1,779,900 |
| Bedrooms   | 2           |
| Bathrooms  | 3.00        |
| Full Baths | 2           |
| Half Baths | 1           |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,719                  |
| Acres          | 1.42                   |
| Year Built     | 2024                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Bungalow, Side by Side |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 8 Calais Lane 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 |
| # of Garages   | 2                      |

### **Interior**

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

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | None                                    |
| Lot Description   | Interior Lot, Low Maintenance Landscape |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Brick, Stucco   |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2024 |
| Days on Market | 218                  |
| Zoning         | DC                   |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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