

\$1,398,800 - 9 Mary Dover Drive Sw, Calgary

MLS® #A2210190

\$1,398,800

4 Bedroom, 4.00 Bathroom, 2,880 sqft
Residential on 0.09 Acres

Currie Barracks, Calgary, Alberta

Absolutely stunning home with over 3,700sqft developed, ready for a family, in the Award-winning community of Currie Barracks. Facing a nature park, with paths, benches and open space, this location is ideal with ample parking and great exterior spaces! Great curb appeal, with a front veranda perfect for watching the kids play, enter into the open concept home with such a nice division of space: Dining Room can sit 10, open to the large entertaining Kitchen, with a huge island and Gourmet Appliances: Wolf Gas Stove, Bosch Fridge & Dishwasher, then large pantry and extra cabinetry with microwave – the Chef in the family will love it! Den/Office or kid’s Playroom off the kitchen, the Main Floor adorned with new LVP wide-planked look – very nice! The Living Room is stunning, with huge Glass patio doors to the yard and full width deck, fireplace with built-ins for Media, such a great place to relax! The home also features A/C throughout, offering comfort during the summer months. Laundry, full Mudroom with Lockers and more cabinetries lead to the oversized Garage off the paved back lane, very nice in winter, a place for the kids to learn to ride their bikes in the summer! The rear yard has turf for the kids/pets, low maintenance deck and yard! The Upper levels include 3 bedrooms on the 2nd Level, including the stunning Primary Bedroom with a beautiful 5-pc Ensuite and a huge walk-in closet. Shower looks so nice and compliments the room, also with soaker tub,



double sinks and so much room! Both kidâ€™s bedrooms are very spacious, 4-piece Bath as well. LVP flooring again on the stairs and the hall, very smart! Loft Level is a dream, a very open space that can serve as a workout area, Media area, extra bedroom, or all the above! Vaulted ceilings â€“ heck, a Golf Simulator would fit! Lower level offers 4th bedroom, full 4-piece Bath with heated floors. Media / Rec Room offers another space, perhaps for the older kids to hang! Currie barracks is home to one of Calgaryâ€™s most popular playgrounds, its own dog park, and a brand new splash park coming this summer. So many options with this location and a home you will love, this close to Downtown, Marda Loop, the Currie Bars, Restaurants, MRU - easy access all over the city with main arteries on each side!

Built in 2010

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2210190 |
| Price | \$1,398,800 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,880 |
| Acres | 0.09 |
| Year Built | 2010 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 9 Mary Dover Drive Sw |
| Subdivision | Currie Barracks |

| | |
|-------------|---------|
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3E 7A4 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Stone Counters, Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---------------------------------------------------------|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Back Yard, Few Trees, Street Lighting, Beach |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|------------------|
| Date Listed | April 10th, 2025 |
| Days on Market | 13 |
| Zoning | DC |

Listing Details

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|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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