

# \$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 kids' 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 – 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 Calgary'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

Date Listed	April 10th, 2025
Days on Market	19
Zoning	DC

### Listing Details

Listing Office	RE/MAX Realty Professionals
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