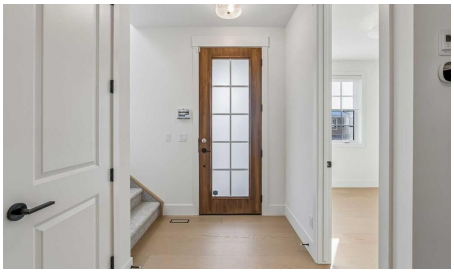
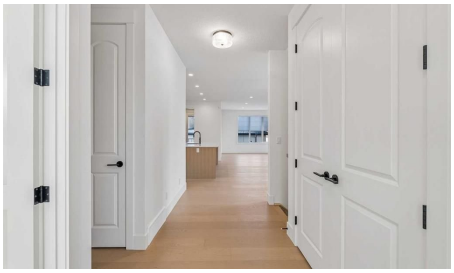
218 Calais Drive SW

Calgary | Active | MLS® A2355796

$1,495,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2026**	**2,086 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by First Place Realty

A closer look

Welcome to effortless luxury in the heart of Currie. This beautifully crafted residence by Homes By Us offers thoughtfully designed living space, elevated style, exceptional functionality, and room to grow in one of Calgary's most sought-after inner-city communities. The open-concept main floor is designed for both entertaining and everyday living, featuring oversized windows that flood the space with natural light. At the heart of the home, the designer kitchen makes a statement with a built-in wall oven, panel-ready refrigerator, sculptural cement plastered custom curved hood fan, and impressive island. Upstairs, the second floor offers a bonus room, two generously sized bedrooms with a shared bathroom, a spacious laundry room, and a beautifully appointed primary retreat designed for relaxation. The fully finished basement extends the living space with a built-in wet bar, cozy reading nook, dedicated fitness room, recreation area, additional bedroom, and full bathroom. Every level is designed to offer the perfect balance of comfort, style, and flexibility. Complete with full landscaping, window coverings, and a three-car detached side drive garage, this home delivers a refined lifestyle without compromising on space or sophistication. With parks, playgrounds, and walking paths just steps away, and everyday amenities close at hand, this home makes it easy to enjoy everything Currie has to offer.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355796
Bedrooms	4
Bathrooms	4
Year Built	2026
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,086 sq. ft.

Main Level Finished Area:	989 sq. ft.
Upper Level Finished Area:	1,097 sq. ft.
Below Grade Finished Area:	897 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	3,838 sq. ft.
Lot Frontage:	26'3"
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2026 (Age: 0)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2111941
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Stone, Stucco
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Hardwood, Tile, Vinyl Plank
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	3
Parking:	Triple Garage Detached
Parking Places:	5
Parking Total/Covered:	5 / -
Laundry Features:	Upper Level
HOA Fee:	$300.00
City Quadrant:	Southwest
Community:	Currie Barracks (Calgary)
Amenities:	None
Appliances:	Built-In Range, Dishwasher, Garburator, Gas Cooktop, Microwave, Oven-Built-In
Inclusions:	Window Coverings
Restrictions:	None Known
Main Floor	Dining Room · 11'8" × 10'8" ·
Main Floor	Kitchen · 15'5" × 10'8" ·
Main Floor	Living Room · 19'2" × 14'1" ·
Main Floor	Mud Room · 9'7" × 5'7" ·
Main Floor	Office · 10'11" × 7'10" ·
2nd Floor	Bedroom · 14'1" × 13' ·
2nd Floor	Bedroom · 12'7" × 10'3" ·
2nd Floor	Laundry · 9'11" × 5'9" ·
2nd Floor	Bonus Room · 11'9" × 10'6" ·

2nd Floor	Bedroom - Primary · 13'9" × 13'1" ·
Basement	Exercise Room · 13' × 11'6" ·
Basement	Bedroom · 17'11" × 9'11" ·
Basement	Game Room · 21' × 20'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Street Lights
Interior Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Wet Bar
Exterior Features:	BBQ gas line
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Corner Lot, Irregular Lot, Landscaped
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R1
Listed Date:	Oct 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/218-calais-drive-sw-calgary-a2355796/

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