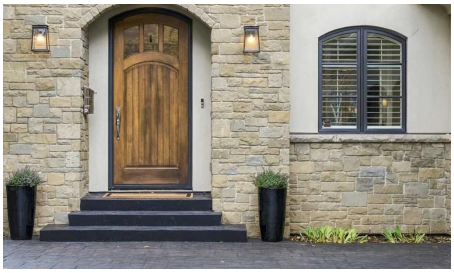
66 Mary Dover Drive SW

Calgary | Active | MLS® A2352071

$3,600,000









Bedrooms	Bathrooms	Year Built	Living area
5	**5**	**2011**	**4,021.1 sq. ft.**

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Listed by Sotheby's International Realty Canada

A closer look

Beautifully custom-designed and built by Empire Custom Homes, this five-bedroom, five-bathroom residence offers 5,979 sq. ft. of luxurious living space, sophisticated finishes, and exceptional family functionality. Mature trees, walking paths and a nearby playground create a peaceful, park-like setting just minutes from downtown.

The light-filled main floor showcases hardwood flooring, crown mouldings, wrought-iron railings, and elegant architectural details. At its heart is a stunning chef's kitchen with an oversized granite island, contrasting custom cabinetry, a professional Wolf six-burner gas range with griddle and dual ovens, Sub-Zero refrigeration, built-in Miele appliances, and abundant storage. The adjoining dining and family areas are ideal for everyday living and entertaining. A welcoming family room features a gas fireplace with custom built-ins, while a second living space provides flexibility for formal gatherings. A private office, powder room, and spacious mudroom/laundry area with extensive cabinetry complete this level.

Upstairs, three generously sized bedrooms each enjoy a walk-in closet and private ensuite. The expansive primary retreat features a luxurious five-piece ensuite and an impressive approximately 13' × 13' walk-in closet. Two additional bedrooms each offer a four-piece ensuite, and a second laundry room adds everyday convenience.

The fully developed basement is designed for entertaining, with a sprawling recreation room, hardwood floors, and a dramatic floor-to-ceiling stone fireplace. An impressive wet bar with extensive cabinetry, display shelving, and seating makes hosting effortless. Enjoy a dedicated wine cellar, room for a pool table and games, a comfortable media area, and a separate fitness room. Two additional bedrooms and a four-piece bathroom provide excellent space for guests or extended family.

Outside, an expansive stone patio offers multiple areas for dining, lounging, and gathering around the fire pit. Wrought-iron fencing preserves beautiful views of the mature, treed green space directly behind the home. Landscaped side-yard pathways and seating areas add charm, while nearby walking trails and a playground make this an outstanding setting for family life.

Additional highlights include an oversized attached garage, abundant built-in storage and two laundry rooms. Located in sought-after Currie Barracks, close to parks, schools, shops, restaurants, Mount Royal University and major routes, this exceptional property offers the perfect blend of luxury, space, natural beauty and urban convenience.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352071
Bedrooms	5
Bathrooms	5

Year Built	2011
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:	4,021.1 sq. ft.
Main Level Finished Area:	2,071.43 sq. ft.
Upper Level Finished Area:	1,949.66 sq. ft.
Below Grade Finished Area:	1,957.79 sq. ft.
Acreage:	No
Lot Area:	6,587 sq. ft.
Lot Frontage:	59'5¾"
Front Exposure:	West
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2011 (Age: 15)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	3

Plan:	1010457
Heating:	In Floor, Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
Builder:	Empire Custom Homes
New Constr.:	No
Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	House
Roof:	Other
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	3
Fireplace Details:	Basement, Gas, Living Room, Mantle, Primary Bedroom
Garage:	Yes
Garage Spaces:	2
Parking:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, Insulated, Oversized
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level, Multiple Locations, Upper Level
City Quadrant:	Southwest
Community:	Currie Barracks (Calgary)
Appliances:	Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Microwave, Oven-Built-In, Range Hood, See Remarks, Washer, Water Softener, Window Coverings
Inclusions:	Dishwasher drawer (2), Built-in steam oven, Second bar fridge, Second washer and dryer set, Asko drying closet, Steam shower

Restrictions:	None Known
Main Floor	Dining Room · 19'11" × 11'4" ·
Main Floor	Foyer · 9'10" × 6' ·
Main Floor	Kitchen · 18'8" × 16' ·
Main Floor	Mud Room · 29'2" × 9'10" ·
Main Floor	Living Room · 15'7" × 14'10" ·
Main Floor	Living Room · 20'6" × 19'2" ·
Main Floor	Office · 13'10" × 13'1" ·
2nd Floor	Bedroom · 17'7" × 16'10" ·
2nd Floor	Bedroom · 19'5" × 19' ·
2nd Floor	Laundry · 14'8" × 9'8" ·
2nd Floor	Bedroom - Primary · 22'2" × 15'4" ·
2nd Floor	Walk-In Closet · 13'3" × 13'3" ·
2nd Floor	Walk-In Closet · 10'2" × 7'2" ·
2nd Floor	Walk-In Closet · 8'2" × 5'9" ·
Basement	Other · 15'2" × 7'3" ·
Basement	Bedroom · 12'4" × 12' ·
Basement	Bedroom · 15'2" × 13' ·
Basement	Exercise Room · 17'6" × 11'4" ·
Basement	Game Room · 30'8" × 21'6" ·
Basement	Furnace/Utility Room · 22'7" × 13'9" ·
Basement	Wine Cellar · 14'10" × 6'1" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Golf, Park, Playground, Schools Nearby, Shopping Nearby, Street Lights, Walking/Bike Paths

Interior Features:	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Recreation Facilities, See Remarks, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound, Wood Windows
Exterior Features:	BBQ gas line, Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Yard, Backs on to Park/Green Space, City Lot, Close to Clubhouse, Front Yard, Low Maintenance Landscape, Many Trees, No Back Lane, No Neighbours Behind, Private, Rectangular Lot, Views
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC
Listed Date:	Oct 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/66-mary-dover-drive-sw-calgary-a2352071/

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