

\$1,875,000 - 336 Normandy Drive Sw, Calgary

MLS® #A2245451

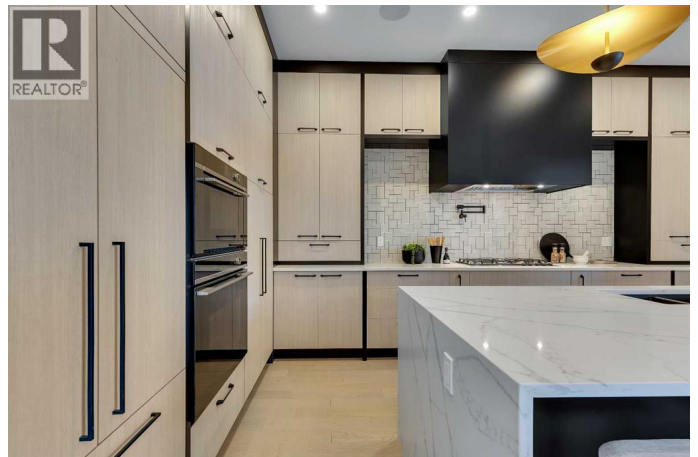
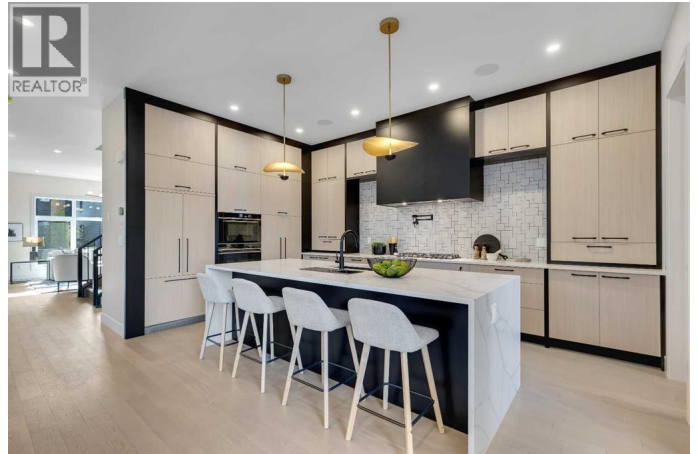
\$1,875,000

5 Bedroom, 4.00 Bathroom, 3,321 sqft

Single Family on 0.09 Acres

Currie Barracks, Calgary, Alberta

Welcome to NORDIC NOOK III. Inspired by the principles of Scandinavian Architecture , Designed by PHASE ONE DESIGN and built by DOMINIUM RESIDENTIAL. This gem is Nestled in the highly sought-after community of Currie. NORDIC NOOK III Offers not only a beautiful home but also access to a vibrant neighbourhood know for its charm and amenities. Situated 7 minutes to Downtown Calgary, this residence has been meticulously crafted with great passion and professional design, standing as a quintessential monument to fine luxury living. As you approach, you'll be welcomed by an uber contemporary elevation and curb appeal, setting the tone for the elegance that lies within. With 3321 SQ FT ABOVE GRADE and over 4,400 SQ FT of developed living area, this home offers an abundance of space for modern living. The kitchen radiates affluence, featuring a one-of-a-kind design with a WATERFALL island, THROUGH SINK, FISHER & PAYKEL BUILT IN PANEL COVERED FRIDGE & FREEZER, a NATURAL GAS STOVE & POT FILLER, a built-in convection oven and a speed oven/microwave. The contemporary two-tone custom cabinetry is finished with under-cabinet lighting, making it a chef's dream. The SPACIOUS LIVING ROOM is tastefully finished with built-ins, a cozy fireplace, and a STRIKING LIGHTING FIXTURE that complements the space like jewelry. Enjoy views of the beautiful streetscape from this



inviting living area. The stairway is equipped with STAIRWAY LIGHTING ensuring additional safety at night. The DOUBLE CAR GARAGE features a CHARGING POINT for your electric vehicle and is fully finished with paint and EPOXY FLOORING, providing a polished and functional space for your vehicles. This home is roughed in for advanced technologies such as Alexa voice commands, and includes wiring for CAMERAS, FOUR -TWO SPEAKER ZONES, INDOOR-CEILING SPEAKERS with woofers, OUTDOOR SPEAKERS FOR THE DECK area, and myQ garage door openers that allow remote access from your phone, along with a Wi-Fi irrigation system. FULLY LANDSCAPED and fenced with PREMIUM VINYL FENCE. The elegant ensuite embraces you with the touch of WARM HEATED FLOORS, featuring a large double vanity with custom mirrors, and a distinguished freestanding tub. The upper floor boasts a laundry room, a storage closet, a bathroom, and two generous-sized bedrooms. The breathtaking lower level is the perfect spot for entertaining or relaxation, featuring CUSTOM BUILT-INS, A GRAND WET BAR, and an abundance of natural light. It also includes a large flex room and an additional bedroom. OTHER UPGRADES INCLUDE LEVEL 5 CEILINGS FINISH, A/C, HARDWOOD ON STAIRS. Situated in Currie, one of Calgary's finest inner-city communities, you'll enjoy access to parks, dog parks, walking/bike trails, and access to over 12 schools accommodating children from pre-school to senior high school. This exceptional home combines elegant design and modern conveniences, making it a must-see for any discerning buyer. Don't miss your chance to make this luxury residence your own! (id:6289)

Built in 2025

Essential Information

Listing #	A2245451
Price	\$1,875,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	3,321
Acres	0.09
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	336 Normandy Drive Sw
Subdivision	Currie Barracks
City	Calgary
Province	Alberta
Postal Code	T3E7J6

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Cooktop - Gas, Dishwasher, Oven, Garburator, Oven - Built-In, Garage door opener, Washer & Dryer
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	3
Has Basement	Yes

Exterior

Exterior	Brick, Composite Siding, Stucco
Construction	Wood frame

Foundation

Poured Concrete

Listing Details

Listing Office

Real Broker



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Listing information last updated on October 14th, 2025 at 6:31am PDT