

\$1,999,999 - 210 Alexandria Green Sw, Calgary

MLS® #A2245462

\$1,999,999

4 Bedroom, 4.00 Bathroom, 3,384 sqft

Single Family on 0.10 Acres

Currie Barracks, Calgary, Alberta

Welcome to PARK SIDE OASIS DESIGNED by ANDISON RESIDENTIAL DESIGNS & BUILT BY DOMINIUM RESIDENTIAL. !

Located on one of currie's most sought- after streets . This home boasts over 5,300 square feet of developed space and is perfect for families seeking a blend of comfort, luxury, and convenience. Discover elegance and modern living in this stunning Georgian-style residence, just 7 minutes from downtown Calgary. This exceptional home boasts a prime corner lot facing a picturesque park, offering an idyllic setting for families and professionals alike. As you approach the property, youâ€™™ll be captivated by its impressive curb appeal, enhanced by a charming courtyard and a spacious side deck, complete with a gas line for effortless barbecuing. The grand entryway welcomes you into an open-concept main floor adorned with soaring 10-foot ceilings and an abundance of natural light pouring through ample windows. Thoughtfully designed wide hallways and staircases lead you through this expansive layout, ideal for both entertaining and everyday living. The main floor features a generous home office, perfect for remote work, while the chefâ€™™s kitchen is a culinary enthusiast's dream. Outfitted with built-in FISHER & PAYKEL appliances, including a panel-ready refrigerator and dishwasher, this kitchen also boasts a convenient POT FILLER, extensive pantry space, and elegant cabinetry, making meal preparation a delight. Ascend to



the upper floor to find the luxurious primary suite, overlooking the serene park, featuring a super-sized ensuite bathroom and a spacious walk-in closet. This level also includes a large laundry area with a utility sink and ample storage solutions, along with two additional well-sized bedrooms that share a stylish Jack and Jill bathroom. The lower level is an entertainer's paradise, showcasing a massive living room, games area, and a fully-equipped bar, complemented by a versatile flex room that can serve as a gym or media space. A fourth bedroom complete s this impressive floor, making it a perfect retreat for guests.The home features a FULLY FINISHED THREE-CAR GARAGE, complete with a sleek EPOXY FLOOR and fresh paint, ensuring a polished look for your vehicles. The mechanical room is also finished with Epoxy floor, adding to the overall quality and attention to detail. Thoughtful STAIR LIGHTING enhances the beauty and functionality of the home, providing a warm glow as you navigate the HARD WOOD ON THE STAIRWAYS.Equipped with two AIR CONDITIONING units and HEATED FLOORS IN BASEMENT and primary ensuite, this home ensures year-round comfort. Innovative technology features, including Alexa voice commands for lighting and security, indoor and outdoor speakers, and a Wi-Fi irrigation system, elevate this residence to modern luxury. Not only does this home provide unrivalled amenities, but its location is equally enticing. Close to shopping, parks, and esteemed schools from preschool to senior high. Its also close to MRU (id:6289)

Built in 2025

Essential Information

Listing #	A2245462
Price	\$1,999,999

Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	3,384
Acres	0.10
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	210 Alexandria Green Sw
Subdivision	Currie Barracks
City	Calgary
Province	Alberta
Postal Code	T3E8G8

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, Closet Organizers
Parking Spaces	3
Parking	Attached Garage
# of Garages	3

Interior

Appliances	Gas stove(s), Range - Gas, Dishwasher, Range, Dryer, Freezer, Oven - Built-In
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Foundation	Poured Concrete
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Listing Details

Listing Office	Real Broker
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