

# \$2,370,000 - 210 Alexandria Green Sw, Calgary

MLS® #A2201510

**\$2,370,000**

4 Bedroom, 4.00 Bathroom, 3,384 sqft

Residential on 0.10 Acres

Currie Barracks, Calgary, Alberta

Available for possession in summer 2025, don't miss the opportunity to make this exquisite home your own! Spanning 3,384 square feet above grade and over 5,300 square feet of developed space, this home is perfect for families seeking a blend of comfort, luxury, and convenience. Discover elegance and modern living in this stunning Georgian-style residence, perfectly situated in the vibrant community of Currie Barracks, just 10 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, you'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 chef'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, game area, and a fully-equipped bar, complemented by a versatile flex room that can serve as a gym or media space. A fourth bedroom completes 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 an 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 stairways. Equipped with two air conditioning units and heated floors in both the 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 unrivaled amenities, but its location is equally enticing. Close to shopping, parks, and esteemed schools from preschool to senior high. Its also close to MRU

Built in 2025

**Essential Information**

MLS® #	A2201510
Price	\$2,370,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,384
Acres	0.10
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	210 Alexandria Green Sw
Subdivision	Currie Barracks
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 8G8

### Amenities

Parking Spaces	3
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Bar, Central Vacuum, Closet Organizers, Dry Bar, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Wired for Data
Appliances	Bar Fridge, Built-In Gas Range, Built-In Oven, Dishwasher, Dryer, Gas Stove, Built-In Freezer, Built-In Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Courtyard, Lighting
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Lot Description	Back Lane, Backs on to Park/Green Space, Corner Lot, Front Yard
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 17th, 2025
Days on Market	38
Zoning	DC

### **Listing Details**

Listing Office	Real Broker
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