

# **\$1,398,800 - 9 Mary Dover Drive Sw, Calgary**

MLS® #A2210190

**\$1,398,800**

4 Bedroom, 4.00 Bathroom, 2,880 sqft

Residential on 0.09 Acres

Currie Barracks, Calgary, Alberta

Absolutely stunning home with over 3,700sqft developed, ready for a family, in the Award-winning community of Currie Barracks. Facing a nature park, with paths, benches and open space, this location is ideal with ample parking and great exterior spaces! Great curb appeal, with a front veranda perfect for watching the kids play, enter into the open concept home with such a nice division of space: Dining Room can sit 10, open to the large entertaining Kitchen, with a huge island and Gourmet Appliances: Wolf Gas Stove, Bosch Fridge & Dishwasher, then large pantry and extra cabinetry with microwave – the Chef in the family will love it! Den/Office or kid’s Playroom off the kitchen, the Main Floor adorned with new LVP wide-planked look – very nice! The Living Room is stunning, with huge Glass patio doors to the yard and full width deck, fireplace with built-ins for Media, such a great place to relax! The home also features A/C throughout, offering comfort during the summer months. Laundry, full Mudroom with Lockers and more cabinetries lead to the oversized Garage off the paved back lane, very nice in winter, a place for the kids to learn to ride their bikes in the summer! The rear yard has turf for the kids/pets, low maintenance deck and yard! The Upper levels include 3 bedrooms on the 2nd Level, including the stunning Primary Bedroom with a beautiful 5-pc Ensuite and a huge walk-in closet. Shower looks so nice and compliments the room, also with soaker tub,



double sinks and so much room! Both kids' bedrooms are very spacious, 4-piece Bath as well. LVP flooring again on the stairs and the hall, very smart! Loft Level is a dream, a very open space that can serve as a workout area, Media area, extra bedroom, or all the above! Vaulted ceilings – heck, a Golf Simulator would fit! Lower level offers 4th bedroom, full 4-piece Bath with heated floors. Media / Rec Room offers another space, perhaps for the older kids to hang! Currie barracks is home to one of Calgary's most popular playgrounds, its own dog park, and a brand new splash park coming this summer. So many options with this location and a home you will love, this close to Downtown, Marda Loop, the Currie Bars, Restaurants, MRU - easy access all over the city with main arteries on each side!

Built in 2010

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2210190    |
| Price          | \$1,398,800 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,880       |
| Acres          | 0.09        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 3 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 9 Mary Dover Drive Sw |
| Subdivision | Currie Barracks       |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3E 7A4 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Stone Counters, Walk-In Closet(s)                    |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                 |
| Cooling           | Central Air                                                                                                                             |
| Fireplace         | Yes                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                       |
| Fireplaces        | Gas                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                     |
| Basement          | Finished, Full                                                                                                                          |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Private Yard                                            |
| Lot Description   | Back Lane, Back Yard, Few Trees, Street Lighting, Beach |
| Roof              | Asphalt Shingle                                         |
| Construction      | Wood Frame                                              |
| Foundation        | Poured Concrete                                         |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 22               |
| Zoning         | DC               |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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