

# \$1,298,000 - 13 Mary Dover Drive Sw, Calgary

MLS® #A2203639

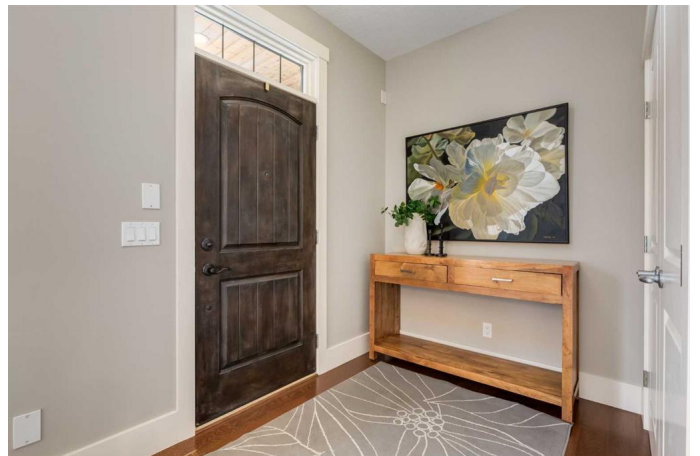
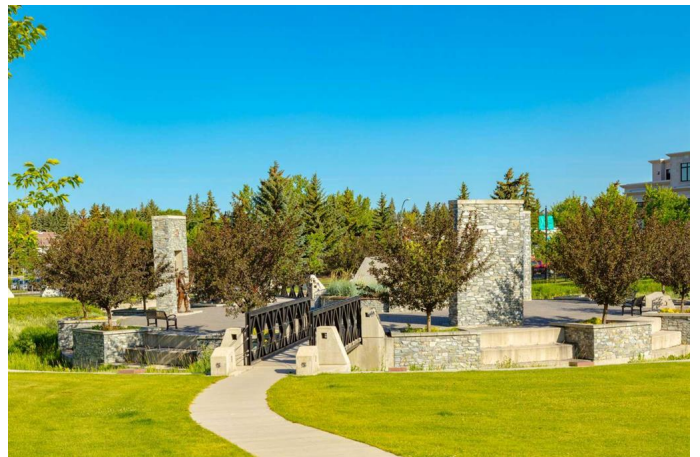
**\$1,298,000**

4 Bedroom, 4.00 Bathroom, 1,905 sqft

Residential on 0.02 Acres

Currie Barracks, Calgary, Alberta

PENDING SALE. Experience the epitome of city living in this stunning 3-4 bedroom family home located in the upscale award-winning community of Currie Barracks. This beautifully appointed home is perfectly situated on a quiet street directly across from a lovely park with playgrounds and pathways just steps away. The residence has over 2700 developed square feet of thoughtfully designed space. Upon entering you are greeted with a beautiful open floor plan featuring a large bright dining area, with an oversized window overlooking the park and featuring designer window coverings. Flowing into the gourmet kitchen you will find a massive island where hosting family and friends is a breeze. Quartz counters and a full stainless steel appliance package await your culinary creations. The pantry wall is the perfect place to store all your essentials. The main floor living room showcases a striking gas fireplace with a stone surround and a wood mantle, perfect for holiday stockings. Patio doors are located in the living area with easy access to the lovely back yard. The large composite deck expands across the entire South side of this beautiful home where you can enjoy a morning coffee or unwind after a long day. The backyard features mature trees and an array of perennials. The built-in gas line is ideal for either your favourite grill or a patio heater. The rear detached double garage blends well with the architectural design of the home. A half bath and mud room with built in storage are located



just off the living area and complete the main floor. Upstairs, the large primary bedroom boasts a window seat, a luxurious ensuite featuring a double vanity, with a cabinet tower to store all your essentials, an oversized built-in soaker tub, and a large glass shower with bench seating. From the bedroom, enter through the barn door into the expansive walk-in closet with built-in shelving and drawers, perfect for keeping everything organized. Two other large bedrooms are located on this floor. A second full bathroom includes a tub/shower combo with a large vanity and linen closet. The laundry is perfectly located in the hall just off the primary bedroom. This area features a side-by-side washer/dryer with plenty of built-in cabinets to store all your washing needs. The lower level is a cozy oasis featuring a lovely guest room, full bath with designer tile and a large glass enclosed shower. A bar with a stunning feature wall and built in glass shelves along with a beverage fridge is strategically located by the home theatre area. Perfect for those cozy nights snuggled up by the fire enjoying your favourite movie. Other features of this property include an irrigation system, hot water on demand, HRV, vacuflo, security system, and a gas heater plumbed in the garage for future hookup.

Built in 2010

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2203639    |
| Price          | \$1,298,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,905       |

|            |             |
|------------|-------------|
| Acres      | 0.02        |
| Year Built | 2010        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 13 Mary Dover Drive Sw |
| Subdivision | Currie Barracks        |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3E 7A4                |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Parking Spaces | 2                                    |
| Parking        | Alley Access, Double Garage Detached |
| # of Garages   | 2                                    |

### Interior

|                   |                                                                                                                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wired for Sound |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Humidifier, Tankless Water Heater                                                                       |
| Heating           | High Efficiency, Fireplace(s), Forced Air, Natural Gas                                                                                                                                                                                                      |
| Cooling           | Central Air                                                                                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                                                                                         |
| # of Fireplaces   | 2                                                                                                                                                                                                                                                           |
| Fireplaces        | Gas, Great Room, Mantle, Basement, Brick Facing                                                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                                                                                         |
| Basement          | Finished, Full                                                                                                                                                                                                                                              |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Lighting, Private Yard                                 |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Underground Sprinklers |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Stone, Veneer   |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 25               |
| Zoning         | DC               |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

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