

\$1,620,000 - 345 Bessborough Drive Sw, Calgary

MLS® #A2219847

\$1,620,000

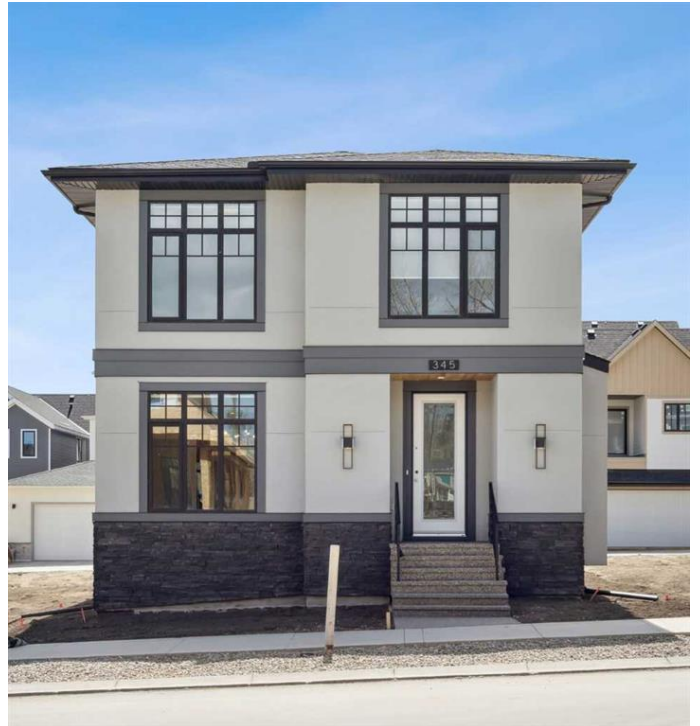
5 Bedroom, 5.00 Bathroom, 2,640 sqft

Residential on 0.08 Acres

Currie Barracks, Calgary, Alberta

Welcome to this exquisitely crafted residence by Homes By Us, where quality meets thoughtful design. Situated in a desirable neighborhood of Currie Barracks, this home offers an outstanding investment opportunity with a fully legal carriage suite located above the garage – perfect for generating rental income or hosting extended family. Step inside and experience a home filled with high-end, custom features that set it apart. The gourmet kitchen is a chef’s dream, showcasing Dekton counters and backsplash, offering both durability and modern elegance. The powder room continues the upscale aesthetic with a striking Dekton apron sink and a wall-hung toilet for a sleek, contemporary feel. The main floor includes stylish glass wall accents in both the den and fitness area, creating an open, airy ambiance while maintaining functionality and privacy. Upstairs, you’ll find three generously sized bedrooms, including a luxurious primary suite. The fully finished basement adds even more versatility, complete with an additional bedroom ideal for guests or a home office. This is more than a home – it’s a lifestyle upgrade, combining innovative design, smart investment potential, and everyday comfort. Full landscaping and fence package included in the purchase of this home. Don't miss the opportunity to own this unique property!

Built in 2025



Essential Information

| | |
|----------------|-------------|
| MLS® # | A2219847 |
| Price | \$1,620,000 |
| Bedrooms | 5 |
| Bathrooms | 5.00 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 2,640 |
| Acres | 0.08 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 345 Bessborough Drive Sw |
| Subdivision | Currie Barracks |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3E 7M3 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Garage Door Opener |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound, Low Flow Plumbing Fixtures |
| Appliances | Bar Fridge, Built-In Freezer, Built-In Oven, Built-In Refrigerator, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Window Coverings, Disposal |
| Heating | High Efficiency, Fireplace Insert, Forced Air, Natural Gas, Exhaust Fan, Humidity Control |
| Cooling | None |
| Fireplace | Yes |

| | |
|-----------------|---|
| # of Fireplaces | 2 |
| Fireplaces | Basement, Electric, Gas, Great Room, Mantle, Tile, Decorative |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line |
| Lot Description | Back Lane, Front Yard, Landscaped, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Stone, Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 20th, 2025 |
| Days on Market | 1 |
| Zoning | DC |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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