

# \$1,485,000 - 9 Mary Dover Drive Sw, Calgary

MLS® #A2210190

**\$1,485,000**

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	\$1,485,000
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, Walk-In Closet(s), Stone Counters
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, Beach, Few Trees, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 10th, 2025
Days on Market	11
Zoning	DC

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.