

# \$1,579,000 - 345 Bessborough Drive Sw, Calgary

MLS® #A2219847

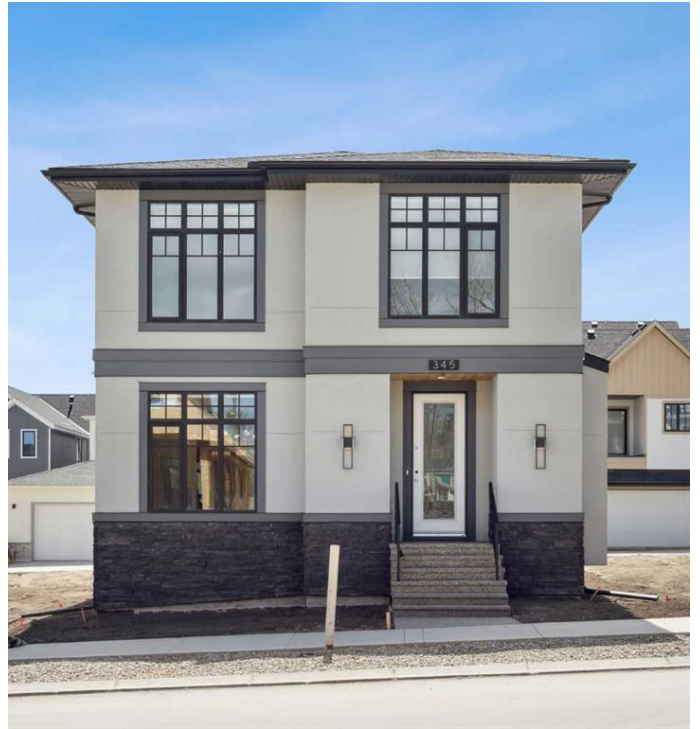
**\$1,579,000**

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 timeless design meets modern luxury. Located in the highly sought-after community of Currie Barracks, this home presents a rare opportunity to invest in both elevated living and smart financial planning featuring a fully legal carriage suite above the garage which is ideal for rental income, multigenerational living, or a private guest retreat. Inside, every detail has been thoughtfully curated. The gourmet kitchen is a chef's dream, anchored by striking Dekton countertops and full-height backsplash, combining refined aesthetics with superior durability. The powder room exudes contemporary elegance with a bold apron sink and wall-mounted toilet, creating a sleek, minimalist look. Full height glass walls accent the den on the main floor as well as the fitness space in the basement, allowing natural light to flow while maintaining separation and style. Upstairs, you'll find three generous sized bedrooms, including a sophisticated primary suite designed for relaxation and function. The fully developed basement expands your living options with an additional bedroom—perfect for guests or a home office. This home is complete with full landscaping and fencing, offering a private outdoor space without maintenance. Enjoy more time living in this vibrant area by stepping outside your door and into one of Calgary's most walkable, park-filled communities. Whether it's a stroll through nearby green spaces, a visit to



local caf  s, or a quick commute downtown, Currie offers urban living at its finest. This is more than just a home  it  s a lifestyle investment, combining architectural excellence, income potential, and everyday ease. Don  t miss your chance to make it yours!

Built in 2025

Essential Information

MLS�� #	A2219847
Price	\$1,579,000
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, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Double Vanity, Granite Counters, Low Flow Plumbing Fixtures, Quartz Counters, Recessed Lighting, Wet Bar, Wired for Data, Wired for Sound, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Window Coverings, Bar Fridge, Built-In Refrigerator, Built-In Freezer, Built-In Oven, Disposal, Gas Cooktop
Heating	Forced Air, Natural Gas, Exhaust Fan, Fireplace Insert, High Efficiency, Humidity Control
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Mantle, Basement, Decorative, Electric, Great Room, Tile
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

## Additional Information

Date Listed	May 20th, 2025
Days on Market	117
Zoning	DC

## Listing Details

Listing Office	First Place Realty
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