

\$2,850,000 - 352 Normandy Drive Sw, Calgary

MLS® #A2250401

\$2,850,000

7 Bedroom, 6.00 Bathroom, 4,888 sqft

Residential on 0.11 Acres

Currie Barracks, Calgary, Alberta

Welcome to an exceptional opportunity to create your ideal living space in the prestigious Currie Barracks community! This remarkable property, spanning nearly 5,000 sq ft ABOVE GRADE and 6,370 SQ FT OF DEVELOPED SPACE. This home features a thoughtfully designed plan for a main house with five bedrooms and a separate CARRIAGE HOUSE with TWO ADDITIONAL BEDROOMS, perfect for guests or extended family.

As this home is currently in the pre-construction phase, you have the unique chance to personalize your selections and inputs, ensuring every detail reflects your taste and lifestyle.

Imagine an open-concept main floor that seamlessly blends luxury and functionality, complete with a SPACIOUS HOME OFFICE and a convenient in door DOG WASH AREA—perfect for pet lovers. High-end finishes and abundant natural light will create a warm and inviting atmosphere throughout.

The second floor will host a tranquil primary bedroom, two well-appointed secondary bedrooms, and a beautifully finished laundry room.

On the third-floor loft, envision a second primary suite with a large closet and ensuite bathroom, along with a versatile study or flex space that opens to a private balcony—a



perfect retreat for relaxation

The fully finished basement is designed for entertainment and wellness, featuring a state-of-the-art GYM with STUNNING GLASS WALLS, A LARGE RECREATION ROOM EQUIPPED WITH A GOLF SIMULATOR, a WET BAR for hosting, and an additional bedroom and bathroom for guests.

The ATTACHED THREE CAR- GARAGE will be FULLY FINISHED and painted, equipped with EPOXY FLOORING, HEATING, and ready for an ELECTRIC CAR CHARGER”perfect for modern living.

Designed for your convenience, this home will include an ELEVATOR for easy access between floors, ensuring comfort as you age in place. Advanced technologies will be roughed in, including Alexa integration and wiring for cameras and ceiling speakers, making this home truly smart.

The Lot offers ample space for your kids to play and have fun outdoors in the yard. Enjoy FULL LANDSCAPING, premium vinyl fencing, and easy access to parks, dog parks, and walking/bike trails. Currie is renowned for its family-friendly atmosphere, with over 12 schools accommodating children from preschool to senior high school, all just 7 minutes from downtown.

Don’t miss this incredible opportunity to build your dream home in one of Calgary’s finest communities, where luxury meets convenience. Start envisioning your future in this stunning Currie Barracks residence!

Built in 2026

Essential Information

MLS® #

A2250401

Price	\$2,850,000
Bedrooms	7
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,888
Acres	0.11
Year Built	2026
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

Community Information

Address	352 Normandy Drive Sw
Subdivision	Currie Barracks
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7J6

Amenities

Parking Spaces	3
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Elevator
Appliances	Bar Fridge, Built-In Refrigerator, Dishwasher, Garage Control(s), Gas Stove, Stove(s), Tankless Water Heater, Wall/Window Air Conditioner, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Entrance
Lot Description	Corner Lot, Irregular Lot, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2025
Days on Market	15
Zoning	DC

Listing Details

Listing Office	Real Broker
----------------	-------------

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