

\$1,875,000 - 336 Normandy Drive Sw, Calgary

MLS® #A2245451

\$1,875,000

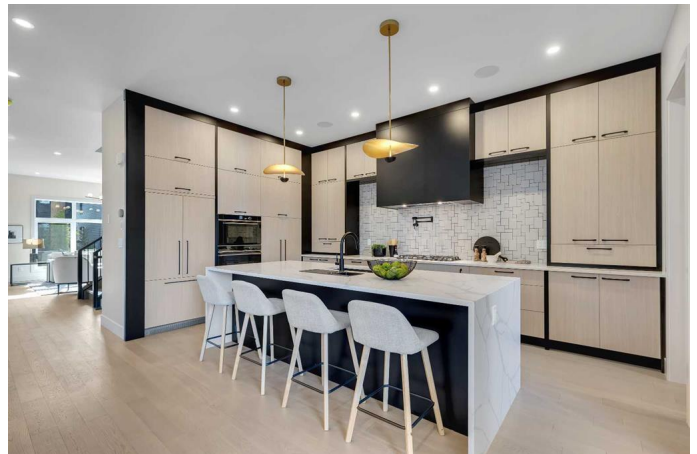
5 Bedroom, 4.00 Bathroom, 3,321 sqft
Residential on 0.09 Acres

Currie Barracks, Calgary, Alberta

Welcome to NORDIC NOOK III. Inspired by the principles of Scandinavian Architecture, Designed by PHASE ONE DESIGN and built by DOMINIUM RESIDENTIAL. This gem is Nestled in the highly sought-after community of Currie. NORDIC NOOK III Offers not only a beautiful home but also access to a vibrant neighbourhood known for its charm and amenities. Situated 7 minutes to Downtown Calgary, this residence has been meticulously crafted with great passion and professional design, standing as a quintessential monument to fine luxury living.

As you approach, you'll be welcomed by an uber contemporary elevation and curb appeal, setting the tone for the elegance that lies within. With 3321 SQ FT ABOVE GRADE and over 4,400 SQ FT of developed living area, this home offers an abundance of space for modern living.

The kitchen radiates affluence, featuring a one-of-a-kind design with a WATERFALL island, THROUGH SINK, FISHER & PAYKEL BUILT IN PANEL COVERED FRIDGE & FREEZER, a NATURAL GAS STOVE & POT FILLER, a built-in convection oven and a speed oven/microwave. The contemporary two-tone custom cabinetry is finished with under-cabinet lighting, making it a chef's dream. The SPACIOUS LIVING ROOM is tastefully finished with built-ins, a cozy fireplace, and a STRIKING LIGHTING



FIXTURE that complements the space like jewelry. Enjoy views of the beautiful streetscape from this inviting living area. The stairway is equipped with STAIRWAY LIGHTING ensuring additional safety at night. The DOUBLE CAR GARAGE features a CHARGING POINT for your electric vehicle and is fully finished with paint and EPOXY FLOORING, providing a polished and functional space for your vehicles.

This home is roughed in for advanced technologies such as Alexa voice commands, and includes wiring for CAMERAS, FOUR -TWO SPEAKER ZONES, INDOOR-CEILING SPEAKERS with woofers, OUTDOOR SPEAKERS FOR THE DECK area, and myQ garage door openers that allow remote access from your phone, along with a Wi-Fi irrigation system. FULLY LANDSCAPED and fenced with PREMIUM VINYL FENCE.

The elegant ensuite embraces you with the touch of WARM HEATED FLOORS, featuring a large double vanity with custom mirrors, and a distinguished freestanding tub . The upper floor boasts a laundry room, a storage closet, a bathroom, and two generous-sized bedrooms.

The breathtaking lower level is the perfect spot for entertaining or relaxation, featuring CUSTOM BUILT-INS, A GRAND WET BAR, and an abundance of natural light. It also includes a large flex room and an additional bedroom. OTHER UPGRADES INCLUDE LEVEL 5 CEILINGS FINISH, A/C, HARDWOOD ON STAIRS

Situated in Currie, one of Calgary's finest inner-city communities, you'll enjoy access to parks, dog parks, walking/bike trails, and access to over 12 schools accommodating children from pre-school to senior high school. This exceptional home combines elegant

design and modern conveniences, making it a must-see for any discerning buyer. Don't miss your chance to make this luxury residence your own!

Built in 2025

Essential Information

MLS® #	A2245451
Price	\$1,875,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,321
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

Community Information

Address	336 Normandy Drive Sw
Subdivision	Currie Barracks
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7J6

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Bar, Built-in Features
Appliances	Bar Fridge, Built-In Oven, Built-In Refrigerator, Convection Oven,

	Dishwasher, Washer/Dryer	Garage	Control(s),	Garburator,	Gas	Cooktop,
Heating	Forced Air, Natural Gas					
Cooling	Central Air					
Fireplace	Yes					
# of Fireplaces	1					
Fireplaces	Gas, Living Room					
Has Basement	Yes					
Basement	Full					

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 3rd, 2025
Days on Market	92
Zoning	DC

Listing Details

Listing Office	Real Broker
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