

# \$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	14
Zoning	DC

## Listing Details

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

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.