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8 Calais Lane SW  
Calgary, Alberta

MLS # A2165777



**\$1,499,900**

<b>Division:</b>	Currie Barracks		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bungalow, Side by Side		
<b>Size:</b>	1,719 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	1.42 Acres		
<b>Lot Feat:</b>	Low Maintenance Landscape, Interior Lot		

**Heating:** In Floor, Forced Air

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Brick, Stucco

**Foundation:** Poured Concrete

**Features:** Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** n/a

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 314

**LLD:** -

**Zoning:** DC

**Utilities:** -

An incredible opportunity to own a true bungalow villa in the heart of the "inner City" in this new vibrant community within the Currie Barracks. This exciting development consists of 12 bungalow villas, all with double attached garages, developed basement, extremely high-end boutique finishings including on-site custom built millwork, kitchen cabinets, wide plank white oak engineered hardwood flooring and Subzero/Wolf appliances. Meet with the experts at our design centre and let your heart and imagination run wild as you pick out the finishing touches to your new bungalow purchase. This unit is the base model and upgrades such as vaulted ceilings and AC are available at additional costs! Lower level presents boiler in-floor heating system, spacious bedroom, full bathroom, grand games room with wet bar, and media room. Call for a detailed brochure or come meet with our design team and get ready to enjoy bungalow villa living at its finest.