

# \$2,150,000 - 81 Trasimeno Crescent Sw, Calgary

MLS® #A2216883

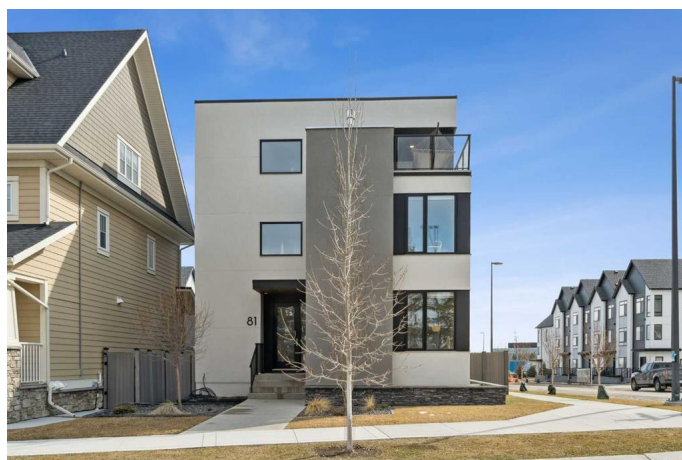
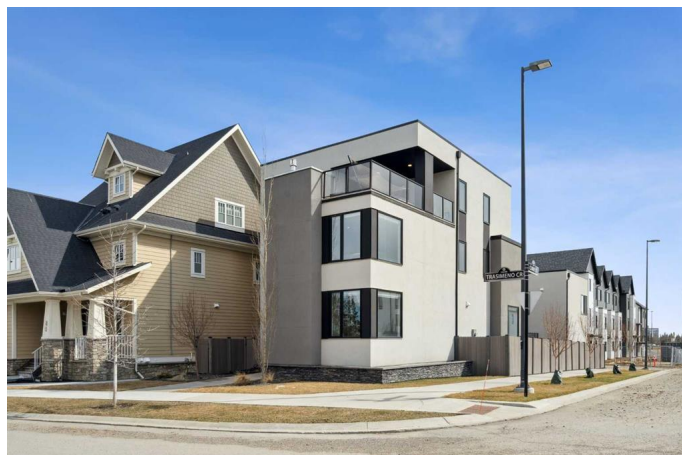
**\$2,150,000**

6 Bedroom, 6.00 Bathroom, 3,603 sqft

Residential on 0.11 Acres

Currie Barracks, Calgary, Alberta

Located on one of the most desirable corner lots in Currie Barracks, this exceptional home offers more than 4700 sq ft of thoughtfully designed inner-city living across four levels, with an additional 780 sq ft in the fully equipped Carriage House above the triple-car garage, a total of 5500 sq ft of living space. You'll be impressed by the expansive open-concept main floor featuring 9-foot ceilings, a spacious dining area with 4-panel sliding doors that open onto a large south-facing deck—perfect for entertaining. A stylish barn door separates the Butler's Pantry, adding charm and functionality. The home includes 6 bedrooms and 5.5 bathrooms, with four bedrooms above grade. The entire third floor is dedicated to a luxurious primary retreat complete with a massive walk-in closet, soaker tub, and steam shower. No detail has been overlooked in the over \$250,000 in premium upgrades, including: A full Miele panel-front kitchen with custom granite waterfall island, Wet bar with wine fridge, upgraded aluminum windows, Central air conditioning, Heated tile floors in bathrooms, custom Hunter Douglas blinds, full internet cabling with mesh routers, built-in TVs, and Sonos soundbars in the Rec Room, Gym, and Bonus Room. Step outside to enjoy the private south-facing patio, surrounded by professional landscaping and an in-ground sprinkler system. A large patio featuring a Hot tub and fire table off the 3rd floor retreat/primary bedroom. The home is directly



across from Alexandria Park, the property enjoys treed views and abundant natural light throughout. This incredible home is ideally situated within three blocks of top-rated schools, parks (including the Airport Playground), restaurants, and the future retail village and redeveloped Richmond Green Park.

Still covered by a comprehensive New Home Warranty (building envelope to March 2027, structural to March 2030), this is a rare opportunity to own a modern custom designed home in one of Calgary's most prestigious inner-city communities.

Built in 2019

**Essential Information**

MLS® #	A2216883
Price	\$2,150,000
Bedrooms	6
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,603
Acres	0.11
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

**Community Information**

Address	81 Trasimeno Crescent Sw
Subdivision	Currie Barracks
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 8B9

## Amenities

Parking Spaces	3
Parking	Triple Garage Detached
# of Garages	3

## Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Tankless Hot Water, Walk-In Closet(s)
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer, Washer/Dryer Stacked, Window Coverings, ENERGY STAR Qualified Appliances, Gas Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Marble
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Lighting, Private Yard
Lot Description	Back Lane, City Lot
Roof	Membrane
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 3rd, 2025
Days on Market	41
Zoning	DC

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
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