

\$1,899,999 - 318 Normandy Drive Sw, Calgary

MLS® #A2233354

\$1,899,999

4 Bedroom, 3.00 Bathroom, 2,516 sqft

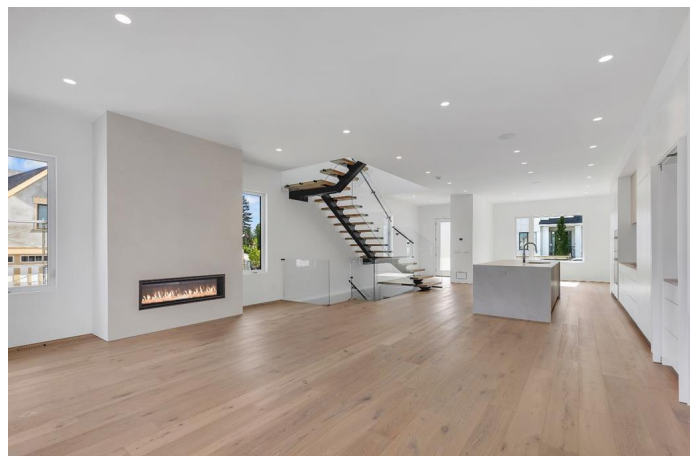
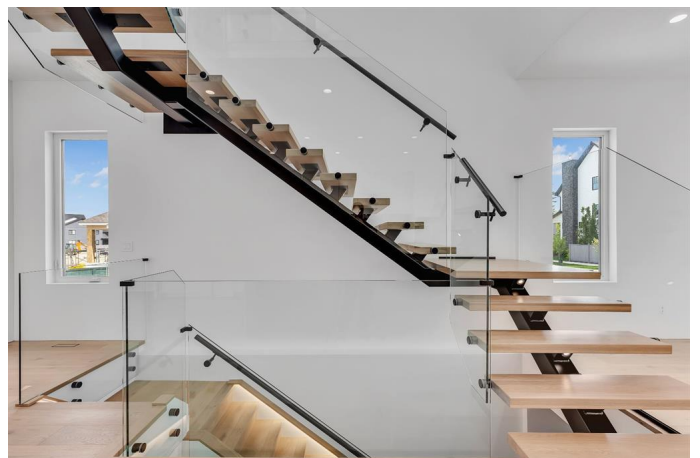
Residential on 0.08 Acres

Currie Barracks, Calgary, Alberta

Nestled in the highly sought-after community of Currie, NORDIC NOOK II is an exquisite embodiment of Scandinavian architectural principles, meticulously designed by Phase One Design and expertly crafted by Dominion Residential. This luxury residence stands as a testament to modern elegance, offering not just a home, but a lifestyle enriched by charm and convenience. With less than a 10-minute commute to Downtown Calgary, this property is a sanctuary of sophistication and accessibility.

As you approach, the striking contemporary elevation captivates the eye, setting the stage for the unparalleled luxury that awaits within. With 2,516 square feet above grade and over 3,500 square feet of developed living space, this home provides a generous canvas for modern living, perfect for entertaining and everyday life.

Step inside to discover a meticulously curated interior where every detail speaks to quality and refinement. The kitchen is a culinary haven, featuring a breathtaking waterfall island and top-of-the-line MIELE appliances, including a built-in panel-covered fridge and freezer. The induction cooktop and contemporary custom cabinetry, illuminated by under-cabinet lighting, create a seamless blend of style and functionality, making it a dream for any chef.



The main floor is adorned with contemporary glass railings, sophisticated LED strip lighting on the stairs, and white oak stair treads, culminating in an ambiance of understated luxury. Thoughtful upgrades such as Lutron Claro Matte Light Switches, flush mount hidden wall outlets, and upgraded plumbing ensure that every aspect of this home is not only beautiful but also highly functional.

On the second floor, all bedrooms are thoughtfully designed for comfort and privacy. The elegant ensuite bathroom invites relaxation, featuring a spa-like atmosphere with micro cement finishes, a spacious double vanity with custom mirrors, and a stunning freestanding tub with an in-wall faucet, perfect for unwinding after a long day. The upper floor also boasts a well-appointed laundry room and three generously sized bedrooms that offer tranquility and space for family or guests.

Outside, Nordic Nook II is fully landscaped, presenting a harmonious blend of nature and design. The community of Currie Barracks enhances the allure of this home, offering access to parks, dog parks, walking and biking trails, and over 12 schools catering to children from preschool to senior high school.

This exceptional residence combines elegant design with modern conveniences, making it a must-see for discerning buyers seeking the pinnacle of luxury living. Don't miss the opportunity to make Nordic Nook II your own—where sophistication meets comfort, and every detail has been thoughtfully considered for your ultimate enjoyment.

Built in 2024

Essential Information

MLS® #

A2233354

Price	\$1,899,999
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,516
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	318 Normandy Drive Sw
Subdivision	Currie Barracks
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 8G8

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Built-In Freezer, Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Dishwasher
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
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2025
Days on Market	1
Zoning	DC

Listing Details

Listing Office	Real Broker
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