

# \$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. Youâ€™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 deckâ€”perfect for entertaining. A stylish barn door separates the Butlerâ€™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), Gas Range, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer, Washer/Dryer Stacked, Window Coverings, ENERGY STAR Qualified Appliances |
| 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 | 3             |
| Zoning         | DC            |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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