

\$2,500,000 - 40 Mary Dover Drive Sw, Calgary

MLS® #A2269453

\$2,500,000

4 Bedroom, 4.00 Bathroom, 3,466 sqft

Residential on 0.14 Acres

Currie Barracks, Calgary, Alberta

Welcome to 40 Mary Dover Drive SW, located in the highly desirable community of Currie Barracks. This custom built home by Mission Homes is situated on the most desirable street in all of Currie Barracks. Boasting over 4900 sqft of developed space, this home has everything a growing family needs. Impeccably maintained, this home feels and looks like a show home. The main floor offers soaring 10'™ ceilings, beautiful hardwood floors, coffered ceiling details and wainscoting throughout. The main floor consists of an office space, dining room, living room with fireplace, kitchen with eating nook, mudroom, storage room, powder room and laundry. The kitchen offers marble counter-tops, Wolf & Miele appliances, a large island and hidden pantry. Upstairs you will find 3 bedrooms, 2 full en-suites, and a large family room. The two kids bedrooms have an extra large Jack&Jill bath setup with their own wash area with doors for privacy, it shares a large soaker tub and glass shower. The Primary Bedroom has been remodelled with a large reading area, and a fully renovated en-suite with heated floors, soaker tub, steam shower & large walk-in closet. The basement is fully finished with radiant in-floor heating, wet-bar, recreation/movie room, games room, gym, wine cellar, a 4th bedroom and a full bath with glass shower. The furnace room has been maintained yearly and also includes new dual hot water tanks, AC unit, soft water, & central vacuum. Backing on to a large green space,



the exterior of the home has had extensive landscaping, including irrigation, a built-in fire pit, patio area and hot tub. This home has an extra large 3 car garage with heated floors and is fully finished including epoxy floors.

FEATURES INCLUDE: 10'™ CEILINGS ON MAIN, HARDWOOD FLOORS, MARBLE COUNTER-TOPS, MIELE & WOLF APPLIANCES, OFFICE SPACE, FIREPLACE, HEATED FLOORS, GYM, WET-BAR, WINE CELLAR, SONOS SOUND, IN-CEILING SPEAKERS, EXTENSIVE LANDSCAPING, FIRE PIT, IRRIGATION, CENTRAL AIR, LARGE 3 CAR HEATED GARAGE.

Built in 2011

Essential Information

MLS® #	A2269453
Price	\$2,500,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,466
Acres	0.14
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	40 Mary Dover Drive Sw
Subdivision	Currie Barracks
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7A3

Amenities

Parking Spaces	5
Parking	Triple Garage Attached
# of Garages	1

Interior

Interior Features	Built-in Features, Central Vacuum, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Stone Counters, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound, Crown Molding
Appliances	Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Double Oven, Garage Control(s), Garburator, Gas Cooktop, Microwave Hood Fan, Range Hood, Washer/Dryer, Water Softener, Built-In Freezer
Heating	Central, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Fire Pit, Lighting, Playground, Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Landscaped, Level, Street Lighting, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2025
Days on Market	1
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.