

\$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

*****OPEN HOUSE this Sat 2:30-4:30 May 31 ***** 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, Dishwasher, Electric Stove, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings, Built-In Refrigerator, ENERGY STAR Qualified Appliances, Tankless Water Heater
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 25
Zoning DC

Listing Details

Listing Office RE/MAX Real Estate (Central)

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