

\$2,549,000 - 298 Bessborough Drive, Calgary

MLS® #A2207187

\$2,549,000

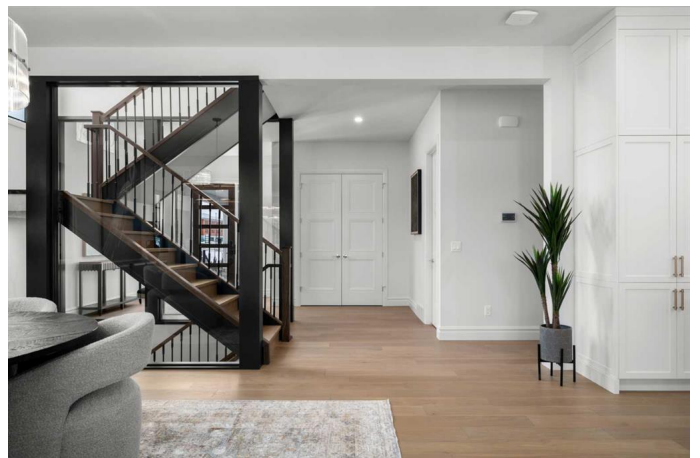
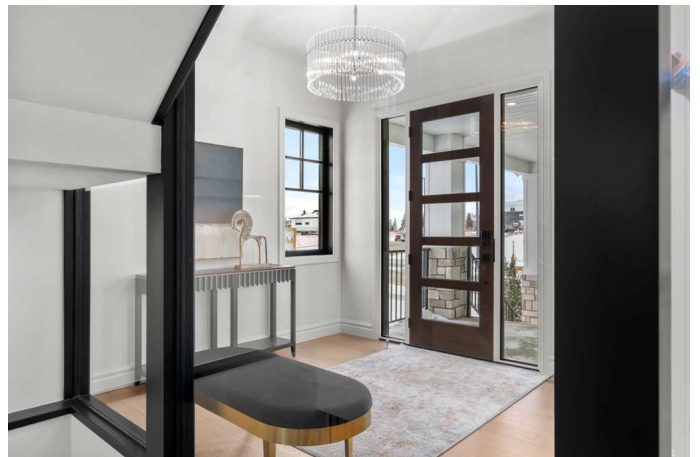
5 Bedroom, 4.00 Bathroom, 3,735 sqft

Residential on 0.13 Acres

Currie Barracks, Calgary, Alberta

This is a rare chance to own Cornerstone Homesâ€™™ signature show home, blending elegance, practicality, and location into one extraordinary package. The Patricia is now available for purchase with a leaseback opportunity. This arrangement allows you to own a luxury home on a rare 47' 11" x 117' 46" inner-city corner lot backing onto future Richmond Park, while the builder continues to use it as their showcase property for a defined term. Reach out for more details.

Blending modern design with timeless craftsmanship, this newly built home offers over 4,100 sq. ft. of finished space, including an expansive 1,790 sq. ft. main level, an uncommon find in inner-city Calgary. With five bedrooms, four bathrooms, and an upper-level bonus room, this home is as functional as it is beautiful. The fully finished lower level includes a gym with a built-in water bottle filler, while the triple-car garage comes finished with epoxy flooring. The gourmet kitchen is designed with both function and style in mind, showcasing a statement island, butlerâ€™™s pantry, and hidden spice pantry behind a custom door. A striking concrete gas fireplace anchors the living space, while the four-season room floods the home with natural light year-round. Other highlights include: Triple-pane windows with black interior/exterior casings for energy efficiency and modern design. One-of-a-kind primary suite with dual-sided marble fireplace, wet bar, and a spa-inspired ensuite with a standalone tub



inside a walk-in shower. Located in Currie Barracks, just minutes from downtown, steps from Alexandria Park, Valour Park, and the future Richmond Green Park. This property is a unique opportunity to combine luxury living with thoughtful functionality in one of Calgary's most desirable neighbourhoods. Stop by the show home at 298 Bessborough Drive SW to learn more, or contact your Realtor® for full leaseback details and a private showing.

Built in 2024

Essential Information

MLS® #	A2207187
Price	\$2,549,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,735
Acres	0.13
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	298 Bessborough Drive
Subdivision	Currie Barracks
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7M3

Amenities

Parking Spaces	6
Parking	Triple Garage Attached

of Garages 3

Interior

Interior Features Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), No Animal Home, No Smoking Home, Quartz Counters, Wet Bar

Appliances Bar Fridge, Dishwasher, Garage Control(s), Gas Stove, Microwave, Microwave Hood Fan, Refrigerator, Oven

Heating Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Gas, Double Sided, Great Room, Master Bedroom

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony, Other

Lot Description Back Yard

Roof Asphalt, Other

Construction Cement Fiber Board, Wood Frame, Stone

Foundation Poured Concrete

Additional Information

Date Listed April 4th, 2025

Days on Market 160

Zoning TBC

Listing Details

Listing Office eXp Realty

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