

# \$755,895 - 255 Dieppe Drive Sw, Calgary

MLS® #A2222147

**\$755,895**

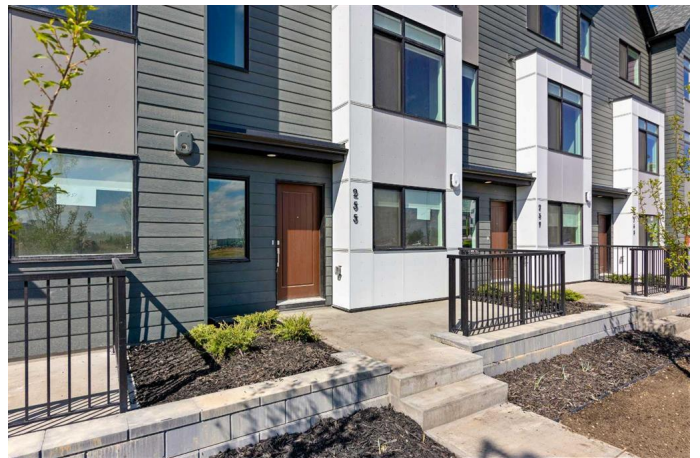
4 Bedroom, 3.00 Bathroom, 1,476 sqft

Residential on 0.00 Acres

Currie Barracks, Calgary, Alberta

**\*\*OPEN HOUSES: May 31 (12-2pm)\*\* 1476 SQ.FT TOWNHOME | 4-BED or (3 + DEN) | 2.5 BATH | DOUBLE ATTACHED GARAGE | NEW HOME WARRANTY | LOW CONDO FEES.** This brand-new townhome by Anthem Properties delivers exceptional value in Currie - one of Calgary's most dynamic inner-city communities. With high-quality construction and thoughtful design throughout, this 4-bedroom (or 3 + large den) home features quartz countertops, durable LVP flooring, 9' ceilings, and an oversized kitchen made for both cooking and gathering. Enjoy the large front patio and private upper balcony - perfect for morning coffee or evening downtime. Additional features include a double attached garage, AC rough-in, window coverings, a full appliance package with gas range and chimney hood fan, and upper-level washer and dryer. Large, operable windows flood the home with natural light and fresh air. With room to live, work, and grow, this home offers modern comfort in a walkable community filled with parks, playgrounds, top-rated schools, heritage character, and local restaurants - just 8 minutes from downtown. Ask about the builder's limited-time pricing incentive and book your showing today! (Note: Some photos are from the showhome with a similar layout and may not reflect the exact finishes of the unit for sale.)

Built in 2025



## Essential Information

MLS® #	A2222147
Price	\$755,895
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,476
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## Community Information

Address	255 Dieppe Drive Sw
Subdivision	Currie Barracks
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 8H6

## Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Double Vanity, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony
-------------------	---------

Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	13
Zoning	DC

### **Listing Details**

Listing Office	Real Broker
----------------	-------------

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.