

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

MLS® #A2222147

## \$755,895

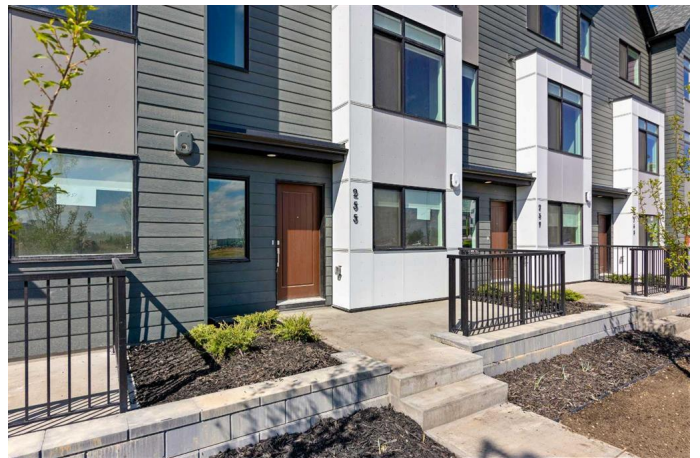
4 Bedroom, 3.00 Bathroom, 1,476 sqft

Residential on 0.00 Acres

Currie Barracks, Calgary, Alberta

**\*\*OPEN HOUSES: Jun 7 (1-4pm), Jun 14 (12-2pm), Jun 15 (1-3pm)\*\*** 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 | 32             |
| Zoning         | DC             |

### **Listing Details**

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

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