

**255 Dieppe Drive SW
Calgary, Alberta**

MLS # A2189656



\$755,895

Division:	Currie Barracks		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,293 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		
Heating:	Forced Air		
Floors:	Carpet, Ceramic Tile, Vinyl Plank		
Roof:	Asphalt Shingle		
Basement:	None		
Exterior:	Cement Fiber Board, Vinyl Siding		
Foundation:	Poured Concrete		
Features:	Double Vanity, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Water:	-		
Sewer:	-		
Condo Fee:	\$ 306		
LLD:	-		
Zoning:	DC		
Utilities:	-		

Inclusions: Window Coverages

****OPEN HOUSE: Saturday & Sunday 12pm-5pm**** Welcome to Billy - Newly built townhomes in Currie, by Anthem Properties. New Construction with estimated completion in Summer 2025. 4-bedroom townhome or 3 plus large den. High quality construction and many inclusions in the home; quartz counters in kitchen and bathrooms, LVT flooring throughout main living area, 9' ceilings on main living area, plenty of storage space, oversized kitchen, oversized balcony, plus additional front patio space. AC rough in and all window coverings are included! Upper floor washer and dryer are included, as well as full kitchen appliance package including gas range and chimney hood fan. Oversized double car attached garages for your convenience. The home boasts huge, oversized windows, many of them opening to allow in fresh air and sunlight. Experience the best of Currie, with top-rated schools, parks (including dog park), restaurants, heritage buildings, innovative mixed-use spaces, and just an 8-minute drive to downtown. (Note: Photos are of a show home with similar layout and may not accurately represent property for sale. Exterior render is illustrative).