



GRASSROOTS
REALTY GROUP

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255 Dieppe Drive SW
Calgary, Alberta

MLS # A2222147



\$755,895

Division:	Currie Barracks		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,476 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	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 306
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

****OPEN HOUSES: Jun 7 (1-4pm), Jun 14 (2-4pm), Jun 15 (1-3pm), July 5 (2-4pm), July 6 (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.)