



GRASSROOTS
REALTY GROUP

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171 Dieppe Drive SW
Calgary, Alberta

MLS # A2270609



\$797,895

Division:	Currie Barracks		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,463 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.60 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 324
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	Window Coverings		

****OPEN HOUSE Saturday February 14th 1pm-3pm & Sunday February 15th 1pm-3pm*** 1,463 SQ.FT | 3-BED | 2.5-BATH | 2-CAR ATTACHED GARAGE | END UNIT | EXTRA WINDOWS | LOW CONDO FEES. Welcome to 171 Dieppe Drive SW, an end-unit former showhome in the Billy community by Anthem Properties in the heart of Currie. Large windows on three sides fill the home with natural light, creating a bright, airy main floor with 9' ceilings and an oversized kitchen that flows effortlessly into the living and dining areas. Quartz countertops, durable LVT flooring, and a full appliance package with a gas range and chimney hood fan add to the home's modern appeal. Enjoy two outdoor spaces—a front patio and an oversized balcony—along with the convenience of air-conditioning rough-in, window coverings throughout, and an upper floor with a full-size washer and dryer, a well-appointed primary suite with walk-in closet and ensuite, and two additional bedrooms. An oversized double attached garage provides exceptional parking and storage. With a nearby dog park, restaurants, quality schools, and quick access to Marda Loop, this home offers comfortable, contemporary living in a highly walkable community. Book your showing today.