



**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

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