

171 Dieppe Drive SW  
Calgary, Alberta

MLS # A2270609



**\$808,395**

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

**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 January 31st 2pm-4pm @ 3961 Quesnay Wood Drive\*\*\*\* 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.