

293 Dieppe Drive SW
Calgary, Alberta

MLS # A2238037

\$714,000

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|-----------|------------------------|--------|------------------|
| 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: | 0.04 Acre | | |
| Lot Feat: | Landscaped | | |

| | | | |
|-------------|--|------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 317 |
| 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 HOUSE: THIS SATURDAY & SUNDAY - 12 PM TO 4PM**** 1476 SQ.FT TOWNHOME | 4-BED or (3 + DEN) | 2.5 BATH | DOUBLE ATTACHED GARAGE | NEW HOME WARRANTY | LOW CONDO FEES | SUMMER 2025 OCCUPANCY | 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. Book your showing today! (Note: photos are of showhome or other unit with similar layout and may not reflect the exact finishes of the unit for sale.)