



THE
A-TEAM

**RE/MAX
FIRST**

255 DIEPPE Drive, Calgary T3E 8H6

MLS®#: **A2161688** Area: **Currie Barracks** Listing **08/30/24** List Price: **\$755,895**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2025** Abv Sqft: **1,293**
 Lot Sz Ar: **1,834 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **1,293**

Access:
 Lot Feat: **Landscaped**
 Park Feat: **Double Garage Attached, Garage Door Opener**

DOM

95
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction:
 Heating: **Forced Air** **Cement Fiber Board, Vinyl Siding**
 Sewer: Flooring:
 Ext Feat: **Balcony** **Carpet, Ceramic Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Washer**
 Int Feat: **Double Vanity, Quartz Counters, Separate Entrance, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	9'9" x 14'9"	2pc Bathroom	Main	4'3" x 8'7"
Balcony	Main	19'2" x 6'1"	Dining Room	Main	9'4" x 11'1"
Kitchen	Main	8'9" x 14'5"	Bedroom - Primary	Upper	9'8" x 10'4"
4pc Ensuite bath	Upper	4'11" x 10'9"	Laundry	Upper	3'2" x 6'1"
4pc Bathroom	Upper	4'11" x 7'10"	Bedroom	Upper	8'9" x 8'3"
Bedroom	Upper	8'9" x 8'11"	Entrance	Lower	4'5" x 7'9"
Bedroom	Lower	9'8" x 7'2"			

Condo Fee:
\$306

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
TBD

Legal Desc: **1612317**

Remarks

Pub Rmks: **Welcome to Billy - Newly built townhomes in Currie, by Anthem Properties. New Construction with estimated completion in Summer 2025. 4-bedroom townhome or 3 plus large den. High quality construction and many inclusions in the home; quartz counters in kitchen and bathrooms, LVT flooring throughout main living area, 9' ceilings on main living area, plenty of storage space, oversized kitchen, oversized balcony, plus additional front patio space. AC rough in and all window coverings are included! Upper floor washer and dryer are included, as well as full kitchen appliance package including gas range and chimney hood fan. Oversized double car attached garages for your convenience. The home boasts huge, oversized windows, many of them opening to allow in fresh air and sunlight. Experience the best of Currie, with top-rated schools, parks (including dog park), restaurants, heritage buildings, innovative mixed-use spaces, and just an 8-minute drive to downtown. Developer is currently offering \$15K limited time offer incentive (Note: Photos are of a show home with similar layout and may not accurately represent property for sale. Exterior render is illustrative).**

Inclusions: **N/A**
Property Listed By: **Ally Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









Billy