

255 DIEPPE Drive, Calgary T3E 8H6

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



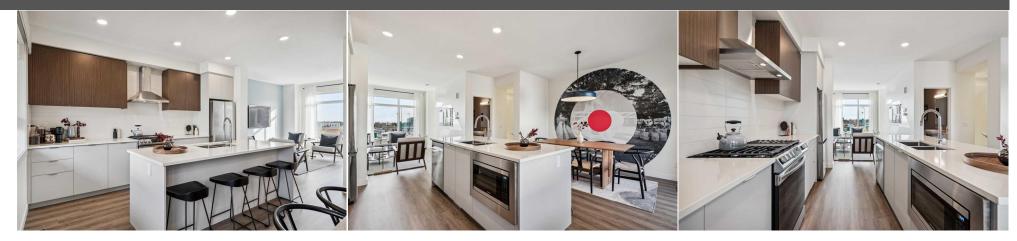
al Information	<u>1</u>			DOM	
Type:	Residential			145	
ype:	Row/Townhouse	1		<u>Layout</u>	
own:	Calgary	Finished Floor Ar	ea	Beds:	4 (3 1)
Built:	2025	Abv Sqft:	1,293	Baths:	2.5 (2 1)
<u>formation</u>		Low Sqft:		Style:	3 Storey
: Ar:	1,834 sqft	Ttl Sqft:	1,293		
ape:				Parking	
				Ttl Park:	2
				Garage Sz:	2
s:					
at:	Landscaped				
eat:	Double Garage	Attached,Garage Doo	or Opener		

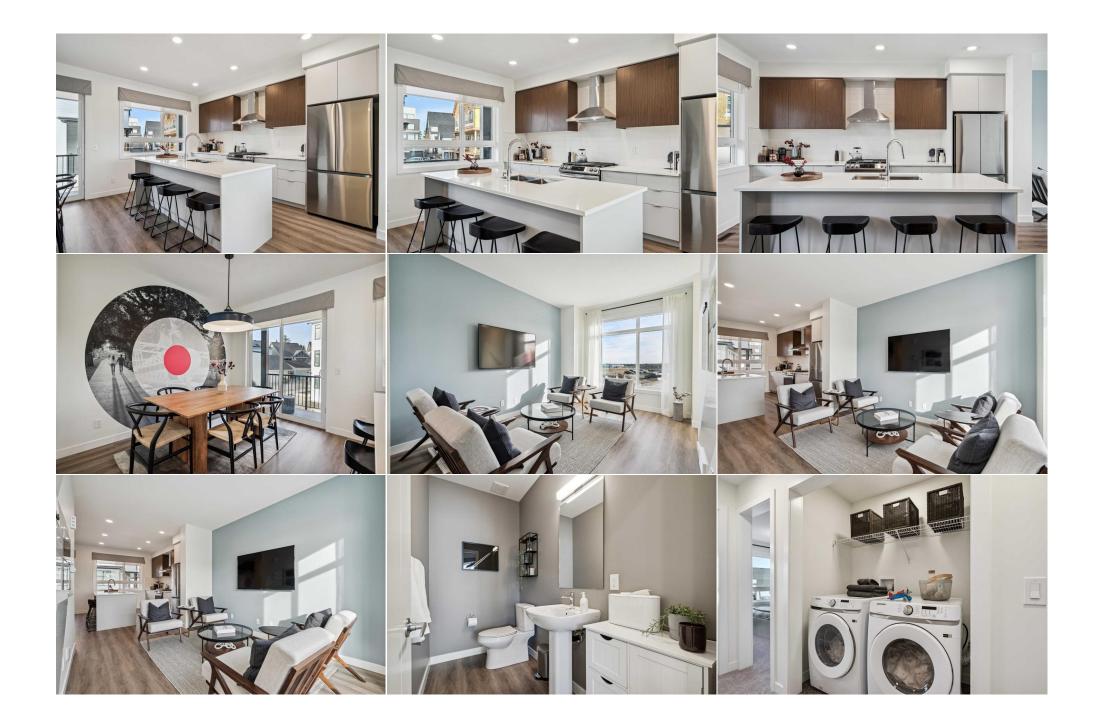
Utilities and Features

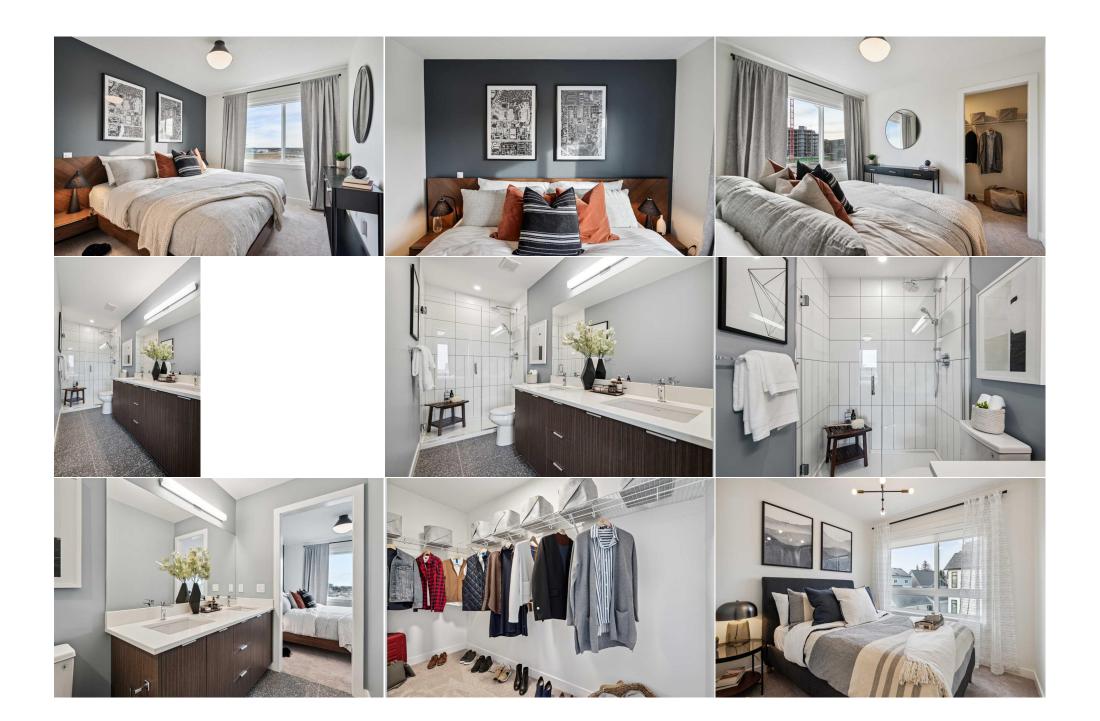
Roof: Heating: Sewer: Ext Feat:	Asphalt Shingle Forced Air Balcony	3		Construction: Cement Fiber Board,Vinyl S Flooring: Carpet,Ceramic Tile,Vinyl P Water Source: Fnd/Bsmt: Poured Concrete	5			
Kitchen Appl: Int Feat: Utilities:		Poured Concrete Dishwasher,Dryer,Gas Range,Range Hood,Refrigerator,Washer Double Vanity,Quartz Counters,Separate Entrance,Walk-In Closet(s) Room Information						
Room Living Room Balcony Kitchen 4pc Ensuite ba 4pc Bathroom Bedroom Bedroom		Level Main Main Main Upper Upper Upper Lower	Dimensions 9`9" x 14`9" 19`2" x 6`1" 8`9" x 14`5" 4`11" x 10`9" 4`11" x 7`10" 8`9" x 8`11" 9`8" x 7`2"	<u>Room</u> 2pc Bathroom Dining Room Bedroom - Primary Laundry Bedroom Entrance	<u>Level</u> Main Main Upper Upper Upper Lower	Dimensions 4`3" x 8`7" 9`4" x 11`1" 9`8" x 10`4" 3`2" x 6`1" 8`9" x 8`3" 4`5" x 7`9"		

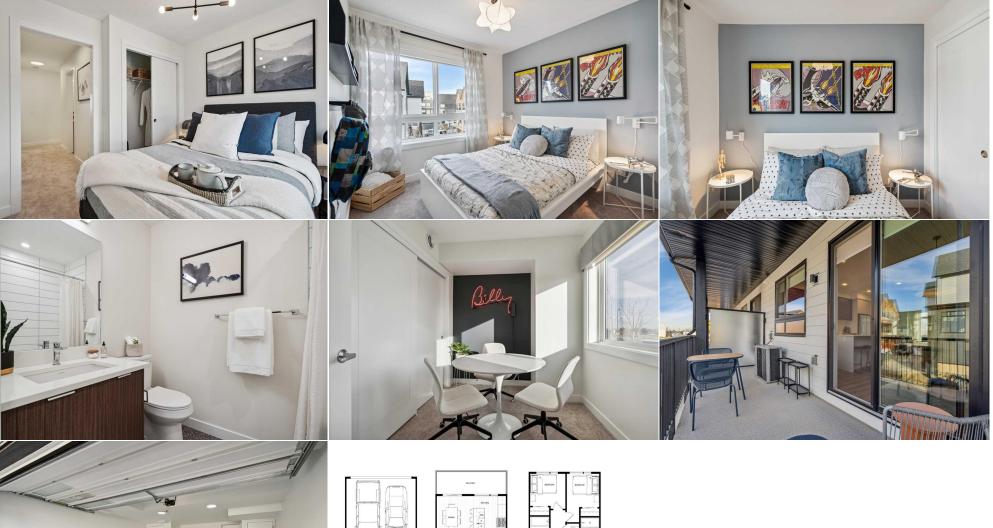
			inancial			
Condo Fee:		Title:	Zoning:			
\$306		Fee Simple	ТВО			
		Fee Freq:				
		Monthly				
Legal Desc:	1612317					
	Remarks					
			e home; guartz counters in kitchen and bathrooms, LVT flooring throughout main living area, 9'			

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















Billy