



THE
A-TEAM

**RE/MAX
FIRST**

255 DIEPPE Drive, Calgary T3E 8H6

MLS®#: **A2161688**

Area: **Currie Barracks**

Listing Date: **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**
Year Built: **2025**

Finished Floor Area
Abv Sqft: **1,293**
Low Sqft:
Ttl Sqft: **1,293**

DOM

145
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Lot Information

Lot Sz Ar: **1,834 sqft**
Lot Shape:

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction: **Cement Fiber Board, Vinyl Siding**
Flooring: **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
Living Room	Main	9'9" x 14'9"
Balcony	Main	19'2" x 6'1"
Kitchen	Main	8'9" x 14'5"
4pc Ensuite bath	Upper	4'11" x 10'9"
4pc Bathroom	Upper	4'11" x 7'10"
Bedroom	Upper	8'9" x 8'11"
Bedroom	Lower	9'8" x 7'2"

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

Legal/Tax/Financial

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. (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