171 Dieppe Drive SW

Calgary | Active | MLS® A2329484

$745,395









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2022**	**1,463 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Town Residential

A closer look

OPEN HOUSE Saturday & Sunday 1-4pm, please visit Sales Centre at 285 Dieppe Drive SW 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. **First time homebuyers may qualify for a GST rebate up to $35,000. Contact builder for details**

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2329484
Bedrooms	3
Bathrooms	3
Year Built	2022
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	1,463 sq. ft.
Condo Fee:	$323.61

Condo Fee Includes:	Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash
Lot Area:	1,291 sq. ft.
Lot Frontage:	26'6 1/8 "
Front Exposure:	South
Entry Level:	1
Levels:	Three Or More
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2022 (Age: 4)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	2311302
Heating:	Forced Air
Basement:	None
Foundation:	Poured Concrete
Builder:	Anthem Properties
New Constr.:	Yes
Construction Material:	Cement Fiber Board, Vinyl Siding
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Currie Barracks (Calgary)
Amenities:	Parking
Appliances:	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	None
Restrictions:	None Known
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Dining Room · 12'1" × 9'1" ·
Main Floor	Kitchen · 12'5" × 9'1" ·
Main Floor	Living Room · 22'1" × 15'5" ·
Upper Level	Bedroom · 9'11" × 8'11" ·
Upper Level	Bedroom · 11'11" × 9'3" ·
Upper Level	Bedroom - Primary · 13'10" × 10'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby

Interior Features:	Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s), Front Porch, Patio
Lot Features:	Landscaped
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC
Listed Date:	Jul 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/171-dieppe-drive-sw-calgary-a2329484/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 02:05 PM (UTC)

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