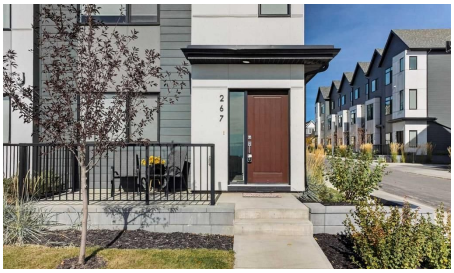
267 Dieppe Drive SW

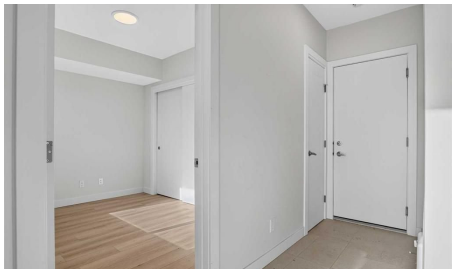
Calgary | Active | MLS® A2350865

$675,000









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**2023**	**1,513.65 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

OPEN HOUSE - SUNDAY 1PM-4PM ! Welcome to 267 Dieppe Drive SW - a bright, modern CORNER UNIT offering exceptional natural light, generous living space and an unbeatable inner-city location just minutes from Mount Royal University, Marda Loop and downtown.

Large operable windows on THREE SIDES flood the home with natural light and fresh air, while 9’ ceilings create an open and airy feel throughout the main living level. The oversized kitchen is designed for both everyday living and entertaining, featuring quartz countertops, durable LVP flooring, a full appliance package with GAS RANGE and chimney hood fan, and seamless flow into the spacious dining and living areas.

Step outside and enjoy TWO private outdoor spaces - a welcoming front patio plus an oversized WRAPAROUND BALCONY - giving you plenty of room to relax, entertain or enjoy the sunshine.

Upstairs, the well-appointed primary suite features a walk-in closet and private ensuite, complemented by two additional bedrooms and a full-size washer and dryer. The flexible floor plan offers up to FOUR bedrooms, or 3 bedrooms plus a dedicated den/home office - ideal for professionals, families or anyone needing extra work-from-home space.

Additional highlights include CENTRAL A/C, window coverings throughout, LOW CONDO FEES and an OVERSIZED DOUBLE ATTACHED GARAGE that is fully finished and painted, providing excellent parking, storage and year-round convenience.

Set in a highly walkable community surrounded by parks, playgrounds, schools, a nearby dog park and local restaurants, cafés and amenities, with quick access to the shops and dining of Marda Loop and approximately 8 minutes to downtown.

Modern, bright and exceptionally well located, this is inner-city living with the space, comfort and functionality that are increasingly hard to find.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350865
Bedrooms	4
Bathrooms	3
Year Built	2023
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:	1,513.65 sq. ft.
Main Level Finished Area:	578.56 sq. ft.
Upper Level Finished Area:	661.02 sq. ft.
Condo Fee:	$340.00
Condo Fee Includes:	Amenities of HOA/Condo, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Lot Area:	1,065 sq. ft.
Lot Frontage:	19'5 7/8 "
Front Exposure:	South
Entry Level:	1
Levels:	Three Or More
End Unit:	1 Common Wall, End Unit
Total Rooms Above Grade:	6
Year built:	2023 (Age: 3)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)

Num Ensuite Baths:	1
Plan:	2311299
Heating:	Forced Air, Natural Gas
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Cement Fiber Board, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Off Street
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Currie Barracks (Calgary)
Amenities:	Picnic Area
Appliances:	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings

Inclusions:	None
Restrictions:	Restrictive Covenant, Utility Right Of Way
Pets Allowed:	Yes
Main Floor	Dining Room · 11'5" × 8'10" ·
Main Floor	Kitchen · 15'6" × 13'7" ·
Main Floor	Living Room · 12'5" × 10'11" ·
Upper Level	Bedroom · 9'1" × 8'11" ·
Upper Level	Bedroom · 12'7" × 8'11" ·
Upper Level	Bedroom - Primary · 13'10" × 9'8" ·
Upper Level	Walk-In Closet · 9'10" × 4'8" ·
Lower Level	Bedroom · 10'10" × 8' ·
Lower Level	Foyer · 12'2" × 7' ·
Lower Level	Furnace/Utility Room · 4'6" × 3'7" ·
Lower Level	Furnace/Utility Room · 10'5" × 3' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Closet Organizers, Double Vanity, Quartz Counters, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	Rectangular Lot
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC

Listed Date:	Oct 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/267-dieppe-drive-sw-calgary-a2350865/

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