



**GRASSROOTS**  
REALTY GROUP

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267 Dieppe Drive SW  
Calgary, Alberta

MLS # A2350865



**\$700,000**

|           |                        |        |                  |
|-----------|------------------------|--------|------------------|
| Division: | Currie Barracks        |        |                  |
| Type:     | Residential/Five Plus  |        |                  |
| Style:    | 2 Storey               |        |                  |
| Size:     | 1,514 sq.ft.           | Age:   | 2023 (3 yrs old) |
| Beds:     | 4                      | Baths: | 2 full / 1 half  |
| Garage:   | Double Garage Detached |        |                  |
| Lot Size: | 0.02 Acre              |        |                  |
| Lot Feat: | Rectangular Lot        |        |                  |

|             |                                                                                     |            |        |
|-------------|-------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Forced Air, Natural Gas                                                             | Water:     | -      |
| Floors:     | Carpet, Tile, Vinyl Plank                                                           | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                                                     | Condo Fee: | \$ 340 |
| Basement:   | None                                                                                | LLD:       | -      |
| Exterior:   | Cement Fiber Board, Wood Frame                                                      | Zoning:    | DC     |
| Foundation: | Poured Concrete                                                                     | Utilities: | -      |
| Features:   | Breakfast Bar, Closet Organizers, Double Vanity, Quartz Counters, Walk-In Closet(s) |            |        |

Inclusions: None

\*\*\*Open House Saturday Oct 10 12-2pm\*\*\* 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.