

98 Dieppe Drive SW

Calgary, Alberta

MLS # A2224342



\$738,000

Division:	Currie Barracks		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,462 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Private		
Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 350
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, See Remarks		
Inclusions:	N/A		

Welcome to this stunning 3 bedroom, 3.5 bath townhouse nestled in the heart of Currie Barracks just steps from picturesque Alexandria Park. Combining modern elegance with practical comfort, this home offers an ideal layout for families, professionals, or anyone who loves to live in the inner city, and entertain when the opportunity knocks. The main floor boasts an open concept design with soaring 9 foot ceilings and an abundance of natural light. A spacious living area flows seamlessly into the kitchen, featuring stainless steel appliances, soft-close cabinetry, a gas stove, quartz countertops, and a sleek tile backsplash. The adjacent dining area easily accommodates a large group for dinner parties or casual meals. Upstairs, you’ll find a desirable double primary layout, with two large bedrooms each offering a private ensuite and walk-in closet. A convenient laundry area with a stackable washer/dryer and extra storage completes the upper level. The fully finished basement adds even more living space, including a third bedroom, a full bathroom, and a generous family room ideal for movie nights, a home office, or a gym! Enjoy the unbeatable location close to top schools, Mt. Royal University, shops, breweries, public transit, Crowchild Trail, and bike paths. This home combines luxury, location, and lifestyle don’t miss your opportunity to make it yours.