



**GRASSROOTS**  
REALTY GROUP

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401, 370 Dieppe Drive SW  
Calgary, Alberta

MLS # A2228382



**\$294,900**

Division:	Currie Barracks		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	418 sq.ft.	Age:	2024 (1 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 218
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Quartz Counters		

Inclusions:	N/A
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Discover modern luxury in this brand-new 1-bedroom, 1-bathroom condo at Quesnay at Currie, a vibrant inner-city development just minutes from downtown Calgary and steps from Mount Royal University. This pet-friendly, short-term rental-friendly unit boasts 9-foot ceilings, heated tiled underground parking, and elegant upgrades throughout. The chef-inspired kitchen features full-height cabinets, quartz countertops and backsplash, built-in appliances, and a chic range hood, flowing seamlessly into a living area adorned with wainscoting, crown molding, and luxury vinyl plank flooring. The spacious bedroom opens to a private balcony, while the designer bathroom offers quartz counters, stylish wallpaper, and a tub/shower combo with a waterfall showerhead. With in-suite laundry, custom blinds, and ample visitor parking, this condo blends comfort with practicality. Located in historic Currie Barracks, near Lincoln Park, Westmount, the ATCO campus, and 17th Avenue's shopping and entertainment, this property offers unmatched convenience and charm. Easy access to Crowchild and Glenmore Trails completes the perfect package for a stylish home or smart investment. Call today!