



GRASSROOTS
REALTY GROUP

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111, 370 Dieppe Drive SW
Calgary, Alberta

MLS # A2233491



\$425,000

Division:	Currie Barracks		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	620 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Other	Condo Fee:	\$ 310
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, See Remarks		

Inclusions: Key Fob, Garage Fob

Urban Luxury Meets Effortless Living in the Heart of Calgary's Currie Barracks | Immediate Possession Available! Move in just in time for summer and be the very first to enjoy this brand-new, never-lived-in 2-bedroom, 1-bathroom condo by Rohit Communities, perfectly situated in the vibrant SW community of Currie Barracks. Featuring the coveted 'Ethereal Zen' Giallo floor plan, this stylish ground-floor unit lives more like a townhome—with direct private entry from your own west-facing patio. Whether you're a pet owner, investor, or someone who craves seamless indoor-outdoor flow, this is the rare opportunity you've been waiting for. Step inside to soaring 10-ft ceilings and a designer kitchen that stuns with quartz countertops and backsplash, matte black finishes, custom cabinetry with crown molding, a farmhouse sink, and a chic French-door fridge with bottom freezer. Every detail exudes modern sophistication. Fire up the BBQ on your private patio with gas hookup and enjoy golden-hour evenings under the Calgary sky. Plus, enjoy the peace of mind that comes with titled underground parking, EV charging, and a secure, pet-friendly building that's also Airbnb short-term rental approved—flexibility and freedom at its finest. Located just 15 minutes to downtown and steps to Mount Royal University, top-rated caf  s, breweries, and boutique shopping, Currie Barracks offers unmatched walkability and community charm. Low-maintenance luxury. Ultimate lifestyle flexibility. Immediate Possession. Your patio-perfect summer starts here—book your private showing today!