



**GRASSROOTS**  
REALTY GROUP

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406, 330 Dieppe Drive SW  
Calgary, Alberta

MLS # A2244010

**\$354,900**



Division:	Currie Barracks		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	643 sq.ft.	Age:	2025 (0 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 303
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Concrete, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Experience boutique luxury with the Ambra model, a meticulously crafted 643 sq. ft. residence featuring 1 bedroom plus a versatile den. Designed with the serene Ethereal Zen palette, this home combines soft, calming tones with natural textures, creating a tranquil, elevated living environment. An open-concept layout is framed by a striking transient window, flooding the space with natural light and showcasing breathtaking downtown views. The chef-inspired kitchen features sleek, full-height cabinetry, quartz countertops, and premium finishes, blending elegance and functionality in every detail. The primary bedroom serves as a serene retreat, while the flexible den is ideal as a home office, private reading space, or guest room. A spa-inspired 4-piece bathroom completes the home, offering a refined touch to daily living. Perfect for those seeking a sophisticated home with panoramic city vistas, the Ambra model delivers a boutique lifestyle where luxury and design meet in perfect harmony. This pet-friendly and AIRBNB-friendly building offers titled heated underground parking and plenty of visitor spaces. Ideally located minutes from downtown, Mount Royal University, and the vibrant amenities of 17th Ave and Marda Loop, the Argento floorplan is a rare gem. Limited units are available—secure your slice of modern living today! \*\*Photos are taken from existing building of the same models. Not of the exact unit \*\*