



GRASSROOTS
REALTY GROUP

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109, 330 Dieppe Drive SW
Calgary, Alberta

MLS # A2260361



\$424,900

Division:	Currie Barracks		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	906 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 444
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Concrete, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
Inclusions:	None		

Discover the "Argento" floorplan by award-winning Rohit Homes—a bright and spacious 2-bedroom, 2-bathroom corner unit thoughtfully designed for comfort and style. Perfectly situated on the 1st floor of Quesnay at Currie Barracks, this home boasts soaring 10' ceilings that create an airy, open feel while large windows fill the space with natural light. Featuring the bold and stylish Haute Contemporary color palette, the interior showcases a modern edge with sleek finishes and striking contrasts. The Argento offers high-end details throughout, including quartz countertops with a waterfall edge, a matching quartz backsplash, full-height cabinetry, a premium appliance package, bespoke light fixtures, and designer window coverings. The open-concept layout flows seamlessly between the kitchen, dining, and living areas, ideal for entertaining or simply enjoying everyday life. The primary suite includes a private ensuite for a touch of luxury, while the second bedroom and additional full bath provide comfort and flexibility for guests or a home office. Step outside to your ground-floor patio, extending your living space and offering a convenient connection to the outdoors. This pet-friendly and AIRBNB-approved building includes titled heated underground parking and plenty of visitor spaces. With its unbeatable location just minutes from downtown, Mount Royal University, and the vibrant communities of 17th Ave and Marda Loop, the Argento floorplan is perfect for downsizers or anyone looking for a stylish, low-maintenance home. Limited units are available—don't miss your chance to make this striking residence yours! **Photos are taken from existing building of the same models. Not of the exact unit **