



**GRASSROOTS**  
REALTY GROUP

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401, 370 Dieppe Drive SW  
Calgary, Alberta

MLS # A2266798



**\$249,000**

<b>Division:</b>	Currie Barracks		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	417 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 218
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** N/A

Exceptional Value in Currie Barracks - Priced to Sell!!-Motivated Sellers!!! PRICE REDUCED FOR QUICK SELL!! Discover this beautifully appointed 1-bedroom, 1-bathroom condo at Queensway at Currie, nestled in the highly desirable Currie Barracks community. **\*\*virtual photos used to showcase the unit\*\*** **\*\*Prime Location:\*\*** Enjoy easy access to Mount Royal University and downtown Calgary, combining convenience with a rich historical setting that showcases Calgary's heritage. **\*\*Modern Features Include:\*\*** - Soaring 9-foot ceilings creating an open, airy atmosphere - Durable vinyl plank flooring throughout - Stunning quartz countertops with stylish backsplash - Premium built-in appliances - Full-height kitchen cabinets maximizing storage - Sleek range hood completing the contemporary kitchen design This thoughtfully designed space offers exceptional condo living at an attractive price point. The sellers are eager to make a deal, presenting a rare opportunity for first-time buyers or investors. Schedule your private viewing today and experience all this remarkable property has to offer.