



GRASSROOTS
REALTY GROUP

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101, 370 Dieppe Drive SW
Calgary, Alberta

MLS # A2275342



\$253,000

Division:	Currie Barracks		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	416 sq.ft.	Age:	2024 (2 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	0.00 Acre		
Lot Feat:	Back Lane		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 225
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Crown Molding, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: Designer Mirror

PRICED TO SELL IMMEDIATE POSSESSION *** PERFECT FOR INVESTORS, STUDENTS & FIRST-TIME HOME BUYERS ***
This brand-new, never-lived-in 1-bedroom, 1-bathroom condo by Rohit Homes is your opportunity to own a stylish, ground-floor unit in the heart of Currie—one of Calgary's most walkable and connected SW communities. Featuring the sought-after 'Ethereal Zen' Rosa floor plan, this thoughtfully designed home lives like a townhome with private, direct entry from your patio—perfect for pet owners, investors, or anyone craving convenience. Inside, you'll love the soaring 10-ft ceilings, designer kitchen with quartz counters and backsplash, matte black fixtures, farmhouse sink, and a French-door fridge with bottom freezer—every detail has been curated for elevated, effortless living. Step out onto your private southwest-facing patio with a gas BBQ hookup and enjoy cozy fall evenings and crisp morning coffee in your own outdoor space. BONUS: Titled underground parking, EV charging, pet-friendly, and short-term rental approved—making this a perfect fit for urban professionals, first-time buyers, or savvy investors. Steps from Mount Royal University, local breweries, cafés, parks, and just 15 minutes to downtown, this is inner-city living at its best. Don't wait—book your private showing today!