

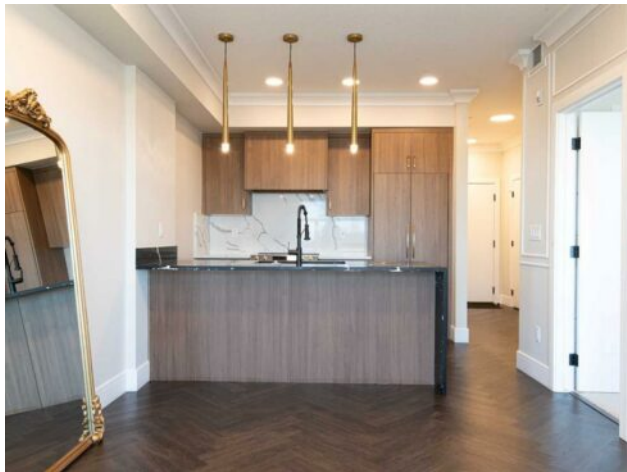


**GRASSROOTS**  
REALTY GROUP

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414, 370 Dieppe Drive SW  
Calgary, Alberta

MLS # A2278624



**\$329,000**

Division:	Currie Barracks		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	578 sq.ft.	Age:	2024 (2 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 296
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Elevator, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

Inclusions: none

Discover modern inner-city living in this newer, upscale boutique 1-bedroom + den condo in the highly sought-after Currie Barracks community. Beautifully designed and thoughtfully laid out, this home features a private balcony showcasing downtown skyline views &mdash; the perfect spot to unwind. The sleek, contemporary kitchen flows seamlessly into the living space, complemented by a full bathroom, a versatile den ideal for a home office, and convenient in-suite laundry. Every detail is designed for comfort and functionality. This unit includes a titled underground parking stall and a titled storage locker, offering exceptional convenience for seasonal storage and everyday living. Ideally located close to shopping, amenities, transit, and all the best of Calgary's vibrant inner city, this stylish condo offers an exceptional lifestyle opportunity for professionals, downsizers, or investors alike.