



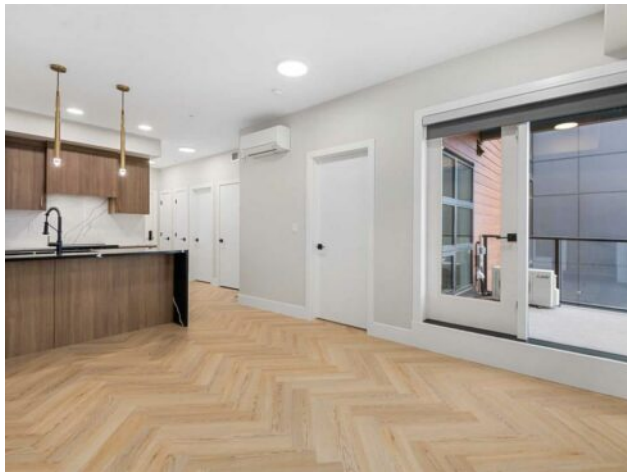
**GRASSROOTS**  
REALTY GROUP

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408, 330 Dieppe Drive SW  
Calgary, Alberta

MLS # A2279898

**\$334,900**



Division:	Currie Barracks		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	587 sq.ft.	Age:	2025 (1 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 296
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Concrete, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to the "Azzuro" floorplan by Rohit Homes Calgary, a thoughtfully designed 1-bedroom + den, 1-bathroom residence that blends timeless style with modern functionality. Located on the 4th floor of the highly sought-after Quesnay at Currie Barracks, this south-facing unit enjoys excellent natural light throughout the day and offers the added convenience of being situated near the elevator—ideal for everyday ease and accessibility. Finished in the elegant Neoclassical design palette, the Azzuro delivers a refined aesthetic with warm tones, clean lines, and elevated detailing. This smart layout features 9' ceilings, quartz countertops with a waterfall edge, a coordinating quartz backsplash, full-height cabinetry, stainless steel appliances, designer lighting, and window coverings. The open-concept kitchen, dining, and living areas flow seamlessly together, creating a welcoming and efficient space for both relaxing and entertaining. The primary bedroom provides a comfortable retreat, while the versatile den is perfect for a home office, study, or additional storage—one of the most sought-after features of this floorplan. The spa-inspired bathroom includes fully tiled walls, polished finishes, and a tub/shower combination for a hotel-like feel. Step out onto your private south-facing balcony to enjoy sunshine and courtyard views. This pet-friendly and AIRBNB-friendly building includes titled heated underground parking and ample visitor parking. Ideally located just minutes from downtown Calgary, Mount Royal University, and the vibrant shops and restaurants of 17th Ave and Marda Loop, this home offers both convenience and lifestyle. The Azzuro is a popular and well-loved floorplan - Don't miss your opportunity to own in one of Calgary's most exciting inner-city communities.

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