



**GRASSROOTS**  
REALTY GROUP

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**311, 370 Dieppe Drive SW  
Calgary, Alberta**

**MLS # A2299885**



**\$370,000**

<b>Division:</b>	Currie Barracks		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	689 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>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 345
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Shingle Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** None

Welcome to this beautifully designed 1-bedroom + office/flex space condo offering nearly 689 sq. ft. of functional living in the highly sought-after community of Currie Barracks. Built by Rohit Communities, this unit stands out with its smart layout, modern finishes, and exceptional use of space—perfect for professionals, remote workers, or investors. The thoughtfully designed kitchen maximizes efficiency using the work triangle concept, while the oversized waterfall quartz island serves as the true centerpiece—ideal for cooking, dining, and entertaining. The open-concept layout flows seamlessly into the bright living area, enhanced by large windows that flood the space with natural light. A key highlight of this home is the dedicated office/flex space, offering the perfect work-from-home setup or additional storage—an increasingly rare and valuable feature in condo living. The spacious primary bedroom comfortably fits a queen-sized bed with room for nightstands, while the modern bathroom and in-suite stacked washer/dryer add everyday convenience. Step outside to your private deck, perfect for summer BBQs or relaxing evenings. This unit also includes one titled underground parking, providing security and comfort year-round, and a storage locker. Ideally located just 7–10 minutes to downtown, Mount Royal University, Marda Loop, CF Chinook Centre, and Glenmore Park, this home offers the perfect balance of urban access and community charm. With its generous size, functional layout, and added flex space, this is a standout opportunity in one of Calgary’s most desirable inner-city communities. The spacious primary bedroom comfortably accommodates a queen-sized bed with room for additional furnishings, while the modern bathroom and in-suite stacked washer and dryer add everyday convenience.

Ideally located, you're just a short 7&ndash;10 minute drive to downtown, Mount Royal University, Marda Loop, CF Chinook Centre, and Glenmore Park, offering the perfect balance of urban living and community charm. An excellent opportunity for first-time buyers, professionals, or investors in one of Calgary's most sought-after communities.