



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**615, 370 Dieppe Drive SW
Calgary, Alberta**

MLS # A2176332



\$298,900

Division:	Currie Barracks		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	417 sq.ft.	Age:	2024 (1 yrs old)
Beds:	1	Baths:	1
Garage:	Covered, Enclosed, Garage Door Opener, Heated Garage, Owned, Titled, Un		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 218
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Crown Molding, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Vinyl Windows		
Inclusions:	N/A		

Welcome to your dream home in this delightful top-floor unit, ideally situated for both convenience and comfort! With impressive 12-foot ceilings and a west-facing orientation, this property offers stunning mountain views and a peaceful courtyard setting. Just a short walk from all amenities, including Mount Royal University, you'll enjoy seamless access to everything you need. The building features two elevators for easy resident access, making your daily routine a breeze. As you enter through the grand front door, you're greeted by elegant herringbone hardwood flooring and a spacious cloak closet. Adjacent to the entryway is a convenient in-suite stacked Samsung washer and dryer combo. The well-designed galley kitchen is a chef's dream, featuring beautiful stone countertops, paneled appliances—including a Fisher & Paykel fridge and Blomberg dishwasher—and a flush-mount concealed range hood above the Samsung range. The deep black "single-bowl stainless steel sink, Samsung microwave, and ample storage, including a pantry, make this kitchen as functional as it is stylish, enhanced by stunning gold hardware. The expansive 12'x9' living room is flooded with natural light from large windows, showcasing picturesque views of the courtyard and mountains. Stylish crown molding and a thoughtfully placed flush-mount light fixture enhance the inviting atmosphere, perfect for relaxation. The cozy bedroom is fully carpeted and includes a spacious closet for all your storage needs. The elegant bathroom features floor-to-ceiling tile, a hex tile floor, and a stunning stone countertop with a gorgeous full backsplash that rises to the ceiling. Enjoy the luxury of dual shower heads—one fixed and one mobile—along with sophisticated gold hardware that adds a touch of elegance. Don't

miss your chance to own this beautiful top-floor unit—schedule a viewing today! This is a brand new unit, never lived in, and city taxes are yet to be assessed!