



GRASSROOTS
REALTY GROUP

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205, 330 Dieppe Drive SW
Calgary, Alberta

MLS # A2207672



\$444,900

| | | | |
|-----------|------------------------------------|--------|------------------|
| Division: | Currie Barracks | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 897 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|--|------------|--------|
| Heating: | Baseboard, Boiler | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 416 |
| Basement: | - | LLD: | - |
| Exterior: | Aluminum Siding , Wood Frame | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | High Ceilings, Open Floorplan, Quartz Counters | | |

Inclusions: N/A

Discover the "Oro" floorplan by award-winning Rohit Homes—a beautifully crafted 2-bedroom + den, 2-bathroom unit designed to seamlessly combine style and functionality. Nestled in the highly sought-after Quesnay at Currie Barracks, this south-facing home is awash in natural light, creating a warm and inviting atmosphere. Showcasing the elegant Neoclassical Revival color palette, this unit offers a timeless aesthetic that blends sophistication with modern design. Meticulously curated by the award-winning Louis Duncan-He, the Oro floorplan features premium finishes, including 9' ceilings, quartz countertops with a cascading edge, a quartz backsplash, full-height cabinetry, integrated appliances, custom light fixtures, and stylish window treatments. The open-concept design ensures effortless flow between the kitchen, dining, and living spaces, perfect for hosting guests or enjoying quiet moments. The generously sized primary bedroom includes an ensuite bathroom for added privacy, while the second bedroom and additional full bath provide versatility and convenience. The adaptable den is ideal for a home office, creative space, or extra storage. Step onto your private south-facing balcony to soak in the sunshine and enjoy peaceful views. This pet-friendly and AIRBNB-approved building offers titled heated underground parking and ample visitor spaces. Perfectly located just minutes from downtown, Mount Royal University, and the bustling amenities of 17th Ave and Marda Loop, the Oro floorplan combines luxury and practicality in one exceptional package. Act fast—these limited units won't last long! **Photos are taken from existing building of the same models. Not of the exact unit**

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