

**111, 370 Dieppe Drive SW**  
**Calgary, Alberta**

**MLS # A2233491**



**\$425,000**

<b>Division:</b>	Currie Barracks		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	620 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Titled, 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>	Other	<b>Condo Fee:</b>	\$ 310
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, See Remarks		

**Inclusions:** Key Fob, Garage Fob

Urban Luxury Meets Effortless Living in the Heart of Calgary's Currie Barracks | Immediate Possession Available! Move in just in time for summer and be the very first to enjoy this brand-new, never-lived-in 2-bedroom, 1-bathroom condo by Rohit Communities, perfectly situated in the vibrant SW community of Currie Barracks. Featuring the coveted 'Ethereal Zen' Giallo floor plan, this stylish ground-floor unit lives more like a townhome—with direct private entry from your own west-facing patio. Whether you're a pet owner, investor, or someone who craves seamless indoor-outdoor flow, this is the rare opportunity you've been waiting for. Step inside to soaring 10-ft ceilings and a designer kitchen that stuns with quartz countertops and backsplash, matte black finishes, custom cabinetry with crown molding, a farmhouse sink, and a chic French-door fridge with bottom freezer. Every detail exudes modern sophistication. Fire up the BBQ on your private patio with gas hookup and enjoy golden-hour evenings under the Calgary sky. Plus, enjoy the peace of mind that comes with titled underground parking, EV charging, and a secure, pet-friendly building that's also Airbnb short-term rental approved—flexibility and freedom at its finest. Located just 15 minutes to downtown and steps to Mount Royal University, top-rated caf  s, breweries, and boutique shopping, Currie Barracks offers unmatched walkability and community charm. Low-maintenance luxury. Ultimate lifestyle flexibility. Immediate Possession. Your patio-perfect summer starts here—book your private showing today!