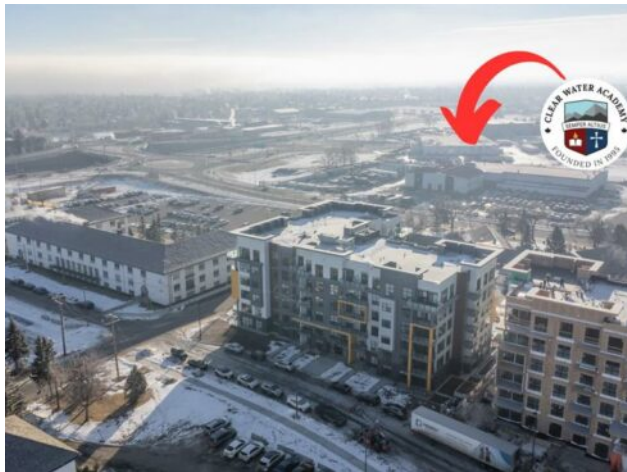


**117, 330 Dieppe Drive SW**  
**Calgary, Alberta**

**MLS # A2205357**



**\$284,900**

<b>Division:</b>	Currie Barracks		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	431 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 218
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

Discover the "Rosa" floorplan by award-winning Rohit Homes—a smartly designed 1-bedroom, 1-bathroom studio that maximizes space without compromising on style. Located in the highly sought-after Quesnay at Currie Barracks, this unit is complemented by the serene Ethereal Zen color palette. This home is a modern sanctuary with a calming atmosphere, designed by the award-winning Louis Duncan-He. The condo boasts thoughtful upgrades, including 10' ceilings, quartz countertops, a quartz backsplash, full-height cabinetry, a stainless steel appliance package, bespoke light fixtures, and designer window coverings. Every inch of the Rosa floorplan is optimized for functionality, with an open-concept layout that effortlessly combines the kitchen, dining, and living spaces—ideal for professionals, students, or investors. The spa-inspired bathroom adds a touch of luxury, featuring fully tiled walls and a tub/shower combo with a waterfall shower head. This pet-friendly and AIRBNB-friendly building is ready for you to make it your home today! \*\*Photos are taken from existing building of the same models. Not of the exact unit \*\*