



GRASSROOTS
REALTY GROUP

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311, 370 Dieppe Drive SW
Calgary, Alberta

MLS # A2330841



\$329,900

Division:	Currie Barracks		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	684 sq.ft.	Age:	2024 (2 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 345
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Shingle Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	N/A		

****OPEN HOUSE SAT JULY 25 FROM 11AM-1PM** LOW CONDO FEES | AC ROUGHED-IN | UNDERGROUND PARKING + STORAGE LOCKER | PET-FRIENDLY BUILDING (WITH BOARD APPROVAL) | 1 BEDROOM + LARGE DEN | 683 SQ FT OF LIVING SPACE | GORGEOUS FINISHES | BUILT BY ROHIT COMMUNITIES | IMMEDIATE POSSESSION –** Welcome to this spacious and beautifully designed 1-bedroom + large den condo in the highly sought-after community of Currie. Offering 683 sq. ft. of thoughtfully designed living space, this functional floor plan provides incredible flexibility for first-time buyers, professionals, downsizers, or investors. Stepping inside, you're welcomed by a spacious foyer with a large den just off the entrance. Whether you need a home office, guest room, nursery, fitness space, hobby room, or simply extra storage, this versatile room easily adapts to your lifestyle. The stunning modern kitchen is the heart of the home, featuring sleek quartz countertops, a waterfall island, built-in appliances, ample cabinetry, and generous prep space that's perfect for everyday living or entertaining. Adjacent to the kitchen, the bright open-concept living room is highlighted by floor-to-ceiling east-facing windows that fill the space with natural morning light. Step outside onto your private east-facing balcony, making it the perfect spot to enjoy your morning coffee or fire up the BBQ with a dedicated gas hookup on warm summer evenings. The spacious primary bedroom easily accommodates a king-sized bed with room for additional furniture and features a walk-through closet leading to the beautifully finished 4-piece bathroom with elegant finishes and exceptional storage. Completing the interior is a convenient in-suite laundry and pantry/storage area just off the kitchen. Additional highlights include low condo fees, titled underground parking, a

separate storage locker, A/C rough-in for future comfort, and a beautifully landscaped shared courtyard and green space on the south side of the building. The pet-friendly building (with board approval) makes it easy to bring your furry companion too. Located in the award-winning master-planned community of Currie, this exceptional home blends rich history with modern inner-city living. Enjoy beautiful parks, pathways, and gathering spaces while being just minutes from Mount Royal University, Clear Water Academy, Calgary Classical Academy, Marda Loop, Garrison Woods, Glenmore Park, CF Chinook Centre, and downtown Calgary. Surrounded by cafés, restaurants, shopping, bike paths, and major transportation routes, it's easy to see why Currie has become one of Calgary's most sought-after and walkable communities. Whether you're purchasing your first home, adding to your investment portfolio, or looking for low-maintenance living in one of Calgary's premier inner-city neighbourhoods, this beautifully finished condo offers the perfect combination of style, functionality, and location. Book your private showing today!