

**305, 370 Dieppe Drive SW**  
**Calgary, Alberta**

**MLS # A2298967**



**\$289,000**

<b>Division:</b>	Currie Barracks		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	485 sq.ft.	<b>Age:</b>	2024 (2 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, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 254
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Elevator, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

**Inclusions:** Mirror

Enjoy refined city living in this beautifully finished one bedroom, one bathroom apartment, where quality craftsmanship and thoughtful design are showcased throughout. The kitchen is a true focal point, featuring warm wood-grain cabinetry, sleek quartz countertops with bold veining, a full-height backsplash, and stainless steel appliances, all centered around a large island with an undermount sink and a modern black pull down faucet. Elegant gold-accented pendant lighting and clean-lined hardware add a sophisticated touch while maintaining a timeless, contemporary aesthetic. The open concept living space is bright and inviting, complemented by wide-plank flooring and refined architectural details that create a cohesive, upscale feel. The bedroom offers a comfortable and private retreat with generous storage, while the bathroom is finished with modern fixtures and a calm, spa inspired design. Additional conveniences include titled underground heated parking, in-suite laundry, and a secure, well maintained building. This unit is located in the upscale inner-city community of Currie Barracks, and is just minutes from Mount Royal University, Marda Loop, downtown Calgary, public transit, schools, parks, shopping, restaurants, breweries, and Crowchild Trail. The neighbourhood offers exceptional walkability, green space with everyday urban convenience, making it ideal for professionals seeking a polished, low-maintenance lifestyle. Check out the 3D virtual tour available.