

**103, 330 Dieppe Drive SW**  
**Calgary, Alberta**

**MLS # A2319958**



**\$455,000**

<b>Division:</b>	Currie Barracks		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	882 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Hot Water, None	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 437
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Concrete, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Separate Entrance		

**Inclusions:** N/A

This bright main floor corner unit offers 2 bedrooms, 2 bathrooms, a spacious covered patio with a convenient separate entrance, and a view of Clearwater Academy right across the street. The open concept living area is anchored by 10-foot ceilings and large windows that bring in an abundance of natural light. The herringbone vinyl plank flooring and high end fixtures create a sleek aesthetic. The kitchen features a large island with a waterfall edge, full height cabinetry, quartz countertops, and stainless steel appliances. The adjacent large dining area offers ample room for entertaining. Off the living room, a generously sized patio extends the living space outdoors, an ideal space for a quiet coffee in the morning sunshine, or an evening barbecue with family and friends. The primary bedroom has a spacious ensuite with a double vanity, as well as a walk in closet. The layout of the unit is ideal as the second bedroom and full bathroom are located on the opposite side of the living areas, offering privacy for all parties. The bright second bedroom would also make an ideal home office or gym. In-suite laundry with a stacked washer and dryer complete the unit. This home comes with one titled, heated underground parking stall. The pet friendly building (with board approval) also offers bicycle storage and secure visitor parking. It is ideally located just a short drive to downtown Calgary, and is within walking distance to Mount Royal University, the shops and restaurants of Marda Loop, and numerous parks, including a dog park just down the street. With almost 900 square feet, two bedrooms, and 2 full bathrooms, this condo is a rarity in the coveted neighbourhood of Currie!