

**106, 330 Dieppe Drive SW
Calgary, Alberta**

MLS # A2349686



\$284,900

Division:	Currie Barracks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	491 sq.ft.	Age:	2026 (0 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Natural Gas, Radiant	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 254
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: n/a

TURNKEY, FULLY FURNISHED INVESTMENT OPPORTUNITY IN CURRIE BARRACKS! An exceptional opportunity for investors looking for a property where **SHORT-TERM RENTALS/AIRBNB ARE PERMITTED**, subject to condominium bylaws and City of Calgary requirements. This sophisticated 1-bedroom, 1-bathroom residence comes **COMPLETELY FURNISHED AND FULLY EQUIPPED** — from stylish furniture, linens and towels to dishes, glassware, cookware, pots and pans. Everything is in place for a seamless transition. Located in the sought-after Quesnay at Currie, this boutique residence combines upscale design with an exceptional inner-city location. The beautifully curated interior showcases **SOARING 10' CEILINGS**, expansive windows flooding the home with natural light, a sophisticated earthy Zen-inspired colour palette, designer light fixtures and quality contemporary finishes throughout. The elegant kitchen is both functional and impressive, featuring **QUARTZ COUNTERTOPS**, full-height cabinetry, sleek hardware, stainless steel appliances, a contemporary tile backsplash and generous storage. The open-concept living and dining areas create a welcoming, modern atmosphere, while the spacious bedroom and beautifully finished bathroom continue the same refined aesthetic. Additional features include in-suite laundry, **TITLED HEATED UNDERGROUND PARKING**, visitor parking and a pet-friendly building. The convenient main-floor location provides easy access and adds to the property's appeal for both guests and long-term tenants. Ideally positioned just minutes from downtown Calgary, with quick access to Crowchild Trail and within walking distance to Mount Royal University, restaurants, cafés, shopping, parks and everyday amenities. Hospitals, transit and major employment centres are also

easily accessible. CURRENTLY FULLY RENTED and offered as a TRUE TURNKEY PACKAGE — fully furnished, fully equipped and ready from day one. Whether operated as a short-term rental, executive rental or traditional long-term investment, this is an outstanding opportunity to own an income-producing property in one of Calgary’s most distinctive and desirable inner-city communities.