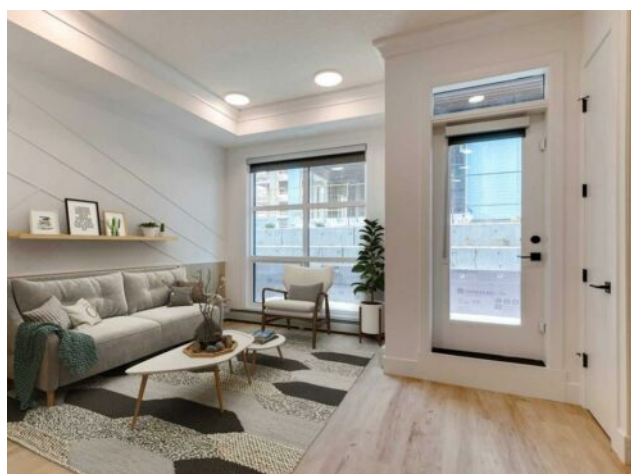


101, 370 Dieppe Drive SW  
Calgary, Alberta

MLS # A2178595



\$265,000

Division:	Currie Barracks		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	416 sq.ft.	Age:	2024 (1 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	0.00 Acre		
Lot Feat:	Back Lane		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 225
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Crown Molding, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: Living Room Floor Mirror

\*\*\*OPEN HOUSE | SATURDAY SEPT 13 | 1 - 4PM\*\*\* IMMEDIATE POSSESSION & MOVE IN BEFORE THE HOLIDAYS! This brand-new, never-lived-in 1-bedroom, 1-bathroom condo by Rohit Communities is your opportunity to own a stylish, ground-floor unit in the heart of Currie&mdash;one of Calgary's most walkable and connected SW communities. Featuring the sought-after 'Ethereal Zen' Rosa floor plan, this thoughtfully designed home lives like a townhome with private, direct entry from your patio&mdash;perfect for pet owners, investors, or anyone craving convenience. Inside, you'll love the soaring 10-ft ceilings, designer kitchen with quartz counters and backsplash, matte black fixtures, farmhouse sink, and a French-door fridge with bottom freezer&mdash;every detail has been curated for elevated, effortless living. Step out onto your private southwest-facing patio with a gas BBQ hookup and enjoy cozy fall evenings and crisp morning coffee in your own outdoor space. BONUS: Titled underground parking, EV charging, pet-friendly, and short-term rental approved&mdash;making this a perfect fit for urban professionals, first-time buyers, or savvy investors. Steps from Mount Royal University, local breweries, caf&eacute;s, parks, and just 15 minutes to downtown, this is inner-city living at its best. ? Don't wait&mdash;book your private showing today and settle in before the holidays!