



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
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 ASSOCIATE

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101, 370 Dieppe Drive SW  
 Calgary, Alberta

MLS # A2178595



**\$279,900**

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

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 225
<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>	Crown Molding, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** Living Room Floor Mirror

Move in just in time for summer BBQ'S and enjoy IMMEDIATE POSSESSION of this BRAND-NEW, NEVER-LIVED-IN 1-BEDROOM, 1-BATHROOM CONDO by Rohit Communities, located in the vibrant SW community of Currie. This thoughtfully designed GROUND-FLOOR UNIT features the sought-after 'ETHEREAL ZEN' ROSA FLOOR PLAN and lives like a townhome with DIRECT PRIVATE ACCESS FROM YOUR PATIO—perfect for pet owners, investors, or those who love effortless indoor-outdoor living. Inside, you'll find soaring 10-FT CEILINGS, a DESIGNER KITCHEN with QUARTZ COUNTERTOPS AND BACKSPLASH, MATTE BLACK FINISHES, CUSTOM CABINETS WITH CROWN MOLDING, a FARMHOUSE SINK, and a FRENCH-STYLE FRIDGE WITH BOTTOM FREEZER. The PRIVATE SOUTHWEST-FACING PATIO includes a GAS BBQ HOOKUP, making it ideal for relaxing or entertaining during warm Calgary evenings. The secure building offers TITLED UNDERGROUND PARKING and an EV CHARGING STATION for added convenience. PET-FRIENDLY and SHORT-TERM RENTAL APPROVED, this unit offers incredible flexibility for homeowners or investors alike. Located just 15 MINUTES TO DOWNTOWN and steps to MOUNT ROYAL UNIVERSITY, LOCAL BREWERIES, CAFES, and SHOPS, Currie is one of Calgary's most walkable and connected communities. Don't miss this rare opportunity to embrace low-maintenance luxury and SUMMER ON YOUR OWN PRIVATE PATIO—book your showing today!