

302, 330 Dieppe Drive SW  
 Calgary, Alberta

MLS # A2249399



**\$444,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Currie Barracks                    |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 909 sq.ft.                         | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Stall, Underground                 |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                                                                                                                      |                   |        |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Hot Water                                                                                                                                            | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                                                                                                                    | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                                                                                    | <b>Condo Fee:</b> | \$ 444 |
| <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>   | Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | N/A                                                                                                                                                  |                   |        |

Discover the "Argento" floorplan by award-winning Rohit Homes—a beautifully designed 2-bedroom, 2-bathroom corner unit that offers the perfect balance of style and functionality. Located on the second floor in the sought-after Quesnay at Currie Barracks, this bright and airy home is flooded with natural sunlight, making it an ideal sanctuary for downsizers or anyone seeking a serene, low-maintenance lifestyle. Featuring the sophisticated Neo-Classical color palette, blending timeless elegance with modern finishes.. Designed by the award-winning Louis Duncan-He, the unit includes premium finishes such as 9' ceilings, quartz countertops with a waterfall edge, a quartz backsplash, full-height cabinetry, a stainless appliance package, bespoke light fixtures, and window coverings. The open-concept layout seamlessly integrates the kitchen, dining, and living areas, perfect for both relaxing and entertaining. The spacious primary bedroom includes a private ensuite, while the second bedroom and additional full bath offer comfort and flexibility for guests or a home office. Step outside to enjoy a large SE facing balcony, extending your living space into the outdoors. This pet-friendly and AIRBNB-friendly building offers titled heated underground parking and plenty of visitor spaces. Ideally located minutes from downtown, Mount Royal University, and the vibrant amenities of 17th Ave and Marda Loop, the Argento floorplan is a rare gem. Limited units are available—secure your slice of modern living today! \*\*Photos are taken from existing building of the same models. Not of the exact unit \*\*