



THE
A-TEAM

**RE/MAX
FIRST**

330 DIEPPE Drive #105, Calgary T3E 7L4

MLS® #: **A2097895**

Area: **Currie Barracks**

Listing Date: **01/04/24**

List Price: **\$355,072**

Status: **Active**

County: **Calgary**

Change: **+\$13k, 09-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2025**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **491**
Low Sqft:
Ttl Sqft: **491**

DOM

136

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Landscaped, Street Lighting**
Park Feat: **Garage Door Opener, Titled, Underground**

Utilities and Features

Roof: **Asphalt/Gravel**
Heating: **None, Radiant**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete, Vinyl Siding, Wood Frame**
Flooring: **Carpet, Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer**
Int Feat: **Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	10' 7" x 11' 1"
Kitchen	Main	9' 11" x 8' 8"
4pc Bathroom	Main	8' 2" x 5' 0"

Room	Level	Dimensions
Dining Room	Main	7' 0" x 7' 6"
Bedroom - Primary	Main	9' 3" x 9' 9"

Legal/Tax/Financial

Condo Fee:
\$247

Title:
Fee Simple

Zoning:
TBD

Legal Desc:	TBA	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>Welcome to vibrant inner city living with Quesnay at Currie by Rohit Communities. This luxury apartment condo development is exquisitely designed and detailed, from the stylish and sleek lobby to the stunningly designed interiors. Choose from one of three stunning interior design options: NeoClassical Revival, Ethereal Zen, or Haute Contemporary. This 1 bedroom + 1 bath home is beautifully finished. Suites in Quesnay at Currie include these luxurious finishing details such as 9" to 10" ceilings depending on floor, oversize windows, waterfall quartz countertop, kitchen cabinets finished to the ceiling, elegant stainless-steel appliances with hidden hoodfan, luxury vinyl plank flooring, tile flooring in bathroom, custom light fixtures, full length mirrors and wallpaper on feature walls in the baths. The main living space is open concept which includes kitchen, dining area and living room. Your primary bedroom will fit a queen size bed, includes a laundry space for stacking washer and dryer and a 4-piece bath. Quesnay at Currie is close to Mount Royal University and only a few minutes from Marda Loop and downtown, with plenty of great restaurants and shopping nearby. This unit is perfect for first-time buyers, or as an investment. One underground titled parking stall included. **All images are an artistic representation. Materials, colors, floorplans, and window locations are subject to change.**</p>		
Inclusions: Property Listed By:	<p>Blind Package included, Chic concealed hood fan, waterfall island in kitchen Manor Hill Realty YYC Inc.</p>		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



