



THE
A-TEAM

**RE/MAX
FIRST**

330 DIEPPE Drive #112, Calgary t3e7l4

MLS® #: **A2126427** Area: **Currie Barracks** Listing Date: **04/26/24** List Price: **\$435,850**
Status: **Active** County: **Calgary** Change: **+\$17k, 13-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: **680**
Low Sqft:
Ttl Sqft: **680**

DOM

23
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Guest,Heated Garage,Titled,Underground

Utilities and Features

Roof: **Membrane**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Courtyard**

Construction: **Concrete,Wood Frame**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator**
Int Feat: **Crown Molding**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	10`7" x 9`6"
Dining Room	Main	10`7" x 7`10"
Bedroom - Primary	Main	9`3" x 9`9"

Room	Level	Dimensions
Bedroom	Main	9`1" x 11`7"
Eat in Kitchen	Main	10`0" x 8`6"
4pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$310

Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **DC**

Legal Desc:

TBD

Remarks

Pub Rmks:

LUXURY BRAND NEW APARTMENTS | DESIGNER INTERIORS BY AWARD WINNING 'LOUIS DUNCAN HE' | INNER CITY (MINUTES TO DT/WALK TO MRU) | AIR BNB FRIENDLY | PET FRIENDLY | TITLED UNDERGROUND PARKING | Welcome to Quesnay at Currie (PRON. Ke-Nay), located in 'Currie Barracks', a one-of-a-kind historic inner city location. Home to Alexandria park (w/ off leash dog park), enthralled with over 100 years of legacy, over 23 acres of green space creating a vibrant space to live. **UPGRADES/FEATURES:** 10' ft ceiling (1/6 floor), 8' doors, Kitchen cabinets to ceiling, elegant QUARTZ countertops, quartz backsplash, quartz waterfall counters, SS appliances, washer/dryer, Built in chic hood-fan, bespoke light fixtures, LVP floor, blinds included, A/C rough ins. **'THE GIALLO' BOLD designer condo** features 2 bed, 1 bath, and spacious open floor plan to enjoy. At this stage, you can still pick your design interior finishes (limited time!). Step inside, and fall in love to the high 10ft ceilings and nearly floor-to-ceiling windows that leave the place sunny, and inviting. The chefs kitchen connects seamlessly to the living room, which offers waterfall quartz counters, beautiful cabinetry, built in appliances. The living room is a great size, with wainscotting, and striking crown molding to your full enjoyment of luxury living. The full bathroom features vanity with quartz counters, tiled right to ceiling, wallpaper fitting to the design interior you choose (limited time), and tub/shower combo that has a waterfall shower head and wand. The two bedrooms are a great size. Not to mention, you have your own private balcony space to enjoy. Don't forget, you have titled heated underground parking, and lots of visitor parking for friends. This is a first floor unit that faces the court yard in the centre of the complex. You have direct access to your unit from the outside, adding to the convenience. Grab your bike, or dog, head right out from the balcony to Alexandria's off leash dog park, perhaps? Located close to Lincoln Park, the Westmount, ATCO corporate campus, 17 ave shopping/entertainment it makes not only the best place to LIVE, but to BE. Be part of history, in your **BOLD NEW CONDO** at 'Quesnay at Currie' Calgary's hottest new development. Limited units left, we have others not listed you can choose from. Act now to secure your preferred unit, before its gone!

Inclusions:

n/a

Property Listed By:

RE/MAX Real Estate (Mountain View)

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





The GIALLO Bold Designer Condos

Quesnay At Currie

Key Features

- 2 BED | 1 BATH
- 677 SQ FT
- 991 SQ. CALLING

