



THE
A-TEAM

**RE/MAX
FIRST**

370 DIEPPE Drive #404, Calgary T3E7L4

MLS® #: **A2131168** Area: **Currie Barracks** Listing Date: **05/17/24** List Price: **\$542,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2024**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat: **Parkade**

Finished Floor Area
 Abv Sqft: **838**
 Low Sqft:
 Ttl Sqft: **838**

DOM

41
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard,Boiler**
 Sewer:
 Ext Feat: **None**

Construction: **Brick,Cement Fiber Board,Wood Frame**
 Flooring: **Ceramic Tile,Vinyl**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Refrigerator,Washer**
 Int Feat: **Crown Molding**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`5" x 7`6"	Kitchen	Main	9`6" x 8`11"
Dining Room	Main	7`10" x 5`0"	Bedroom - Primary	Main	13`0" x 9`3"
Walk-In Closet	Main	8`0" x 5`4"	4pc Ensuite bath	Main	8`0" x 7`0"
Bedroom	Main	9`11" x 9`4"	Den	Main	8`0" x 8`0"
Laundry	Main	7`0" x 4`0"	4pc Bathroom	Main	8`2" x 5`0"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$437

Fee Simple

TBD

Fee Freq:

Monthly

Legal Desc: 1912514

Remarks

Pub Rmks: **Welcome to luxury living in the heart of Currie Barracks, Calgary! This stunning 2-bedroom, 2 ensuite bath + den condo offers the epitome of modern elegance. Step into a meticulously designed space boasting upgraded interior finishes and haute contemporary flair envisioned by Louis Duncan He. Entertain effortlessly in the open-concept kitchen featuring a sleek waterfall quartz island, perfect for culinary creations and casual dining alike. Relax and unwind in the spacious living area, or step out onto the beautiful patio to soak in panoramic views of the surrounding community. With ample natural light flooding every corner, this condo is a true sanctuary. Plus, enjoy the convenience of two ensuite baths for ultimate privacy and comfort. Don't miss out on this rare opportunity to experience sophisticated urban living at its finest! Photos are representative renderings to show interior design concepts.**

Inclusions: **None**
Property Listed By: **eXp Realty**

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





