



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**370 DIEPPE Drive #403, Calgary t3e7l4**

MLS®#: **A2153767** Area: **Currie Barracks** Listing Date: **07/30/24** List Price: **\$569,025**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:  
 Park Feat: **Guest,Heated Garage,Titled,Underground**

Finished Floor Area

Abv Sqft: **962**  
 Low Sqft:  
 Ttl Sqft: **962**

DOM

**50**

Layout

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

Parking

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

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,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**  
 Int Feat: **Crown Molding**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>9`0" x 13`4"</b>	<b>Living Room</b>	<b>Main</b>	<b>10`4" x 12`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`9" x 8`9"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`0" x 12`2"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`11" x 10`11"</b>			

Legal/Tax/Financial

Condo Fee: **\$437** Title: **Fee Simple** Zoning: **DC**  
 Fee Freq:

Monthly

Legal Desc:

TBD

Remarks

Pub Rmks:

**\*LAST REMAINING UNITS FOR FALL MOVE-IN\* LUXURY BRAND NEW 'ARGENTO(b)' FLOOR PLAN | MOVE IN 90 days | DESIGNER INTERIOR 'ETHEREAL ZEN' BY AWARD WINNING 'LOUIS DUNCAN HE' | LIMITED TIME PROMO: 2 year free condo fee promo and free storage locker | 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: 9' ft ceiling, 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. 'ARGENTO(b) floor plan' BOLD designer condo features 2 bed, 2 bath, and spacious 961 sq ft open floor plan to enjoy. The design interior finishes are the 'ETHEREAL ZEN'. Step inside and land in The chefs kitchen which 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, and tub/shower combo for the shared bath 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. The primary room has its own ensuite that features: Double vanity, walk in shower, toilet and walk in closet space. Don't forget, you have titled heated underground parking, and lots of visitor parking for friends. 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! NOTE LIMITED TIME PROMO: 2 year free condo fee promo and free storage locker**

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**