



THE
A-TEAM

**RE/MAX
FIRST**

330 DIEPPE Drive #613, Calgary t3e7l4

MLS®#: **A2165760** Area: **Currie Barracks** Listing Date: **09/13/24** List Price: **\$469,700**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **677**
 Low Sqft:
 Ttl Sqft: **677**

DOM

6
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
 Lot Shape:

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,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Crown Molding,High Ceilings,Kitchen Island,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	9`3" x 9`9"	Kitchen	Main	10`0" x 8`8"
Living Room	Main	10`7" x 9`6"	Bedroom	Main	9`1" x 11`7"
4pc Bathroom	Main				

Legal/Tax/Financial

Condo Fee: **\$310** Title: **Fee Simple** Zoning: **DC**
 Fee Freq: **Monthly**

Legal Desc: **tbd**

Remarks

Pub Rmks: **Top floor "GIALLO" floorplan, with 2 bed/1 bath by 'Rohit Homes' - an award winning home builder for over 35 years. FEATURING: | DESIGN INTERIOR 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. Step inside and land in an open floorplan that connects kitchen, eating nook and living space seamlessly. KITCHEN FEATURES: waterfall quartz counters, beautiful cabinetry to ceiling, built in SS appliances, island with place for stools, boutique lighting, quartz backsplash, large under mount sink & more. The living room is a great size, with wainscoting, 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 2 bedroom are good 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 top floor 6th floor unit that faces the court yard in the centre of the complex. 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





Rohit
HOMES | Bold Goes Further

LOUIS DUNCAN-HE
DESIGNS

(PRON: ke-Nay), Currie is one of a kind community in a historic, inner-city Calgary location. Minutes from all the conveniences of modern life, yet steeped in heritage, Currie creates rich and diverse connections to live vibrantly.

In addition to being pet friendly, Quesnay at Currie will feature:

- Striking exterior with eye-catching curb appeal
- Private balconies or patios for enjoyable outdoor living, with BBO natural gas lines
- Beautifully landscaped grounds, with both open spaces and naturally shaded areas. Shared with adjacent Battledown Mews to provide a unique passageway and plaza that connects with the community's larger network of parks.
- Shared electric car charging stations
- Heated and secured underground parking
- Certified Built Green® project with more sustainable building techniques and materials
- Locked bicycle storage room
- Peace of mind 1-2-5-10 year New Home Warranty.

Each suite is finished in one of three Designer Interiors™. These unique design energies have been professionally curated by the highly-sought after, acclaimed interior designer, Louis Duncan-He.

Your home in Quesnay at Currie includes these luxurious finishing details:

- Extra tall 10' ceilings with 8' interior doors on 1st and 6th Floors, 9' ceilings with standard 6'8" high interior doors on 2nd to 5th Floors.
- Kitchen cabinets finished to the ceiling
- Elegant quartz countertops, backsplash and waterfall islands in every kitchen
- Stainless steel fridge, smooth-top electric range, dishwasher and built-in microwave
- Chic concealed hoodfan
- Convenient front loading washer and dryer
- Distinctive decorative finishes including unique floor-length mirrors, bespoke light fixtures and wallpaper on feature walls in the baths*
- Desirable luxury vinyl plank and tile flooring
- Turnkey with blinds package included

