

**370 DIEPPE Drive #605, Calgary t3e7l4**

MLS® #: **A2169686** Area: **Currie Barracks** Listing **10/11/24** List Price: **\$349,999**  
 Status: **Pending** County: **Calgary** Change: **-\$10k, 23-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **537**  
 Low Sqft:  
 Ttl Sqft: **537**

DOM

**71**  
Layout  
 Beds: **1 (1 )**  
 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,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Crown Molding,Kitchen Island,Quartz Counters**  
 Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$247

Fee Simple

DC

Fee Freq:  
Monthly

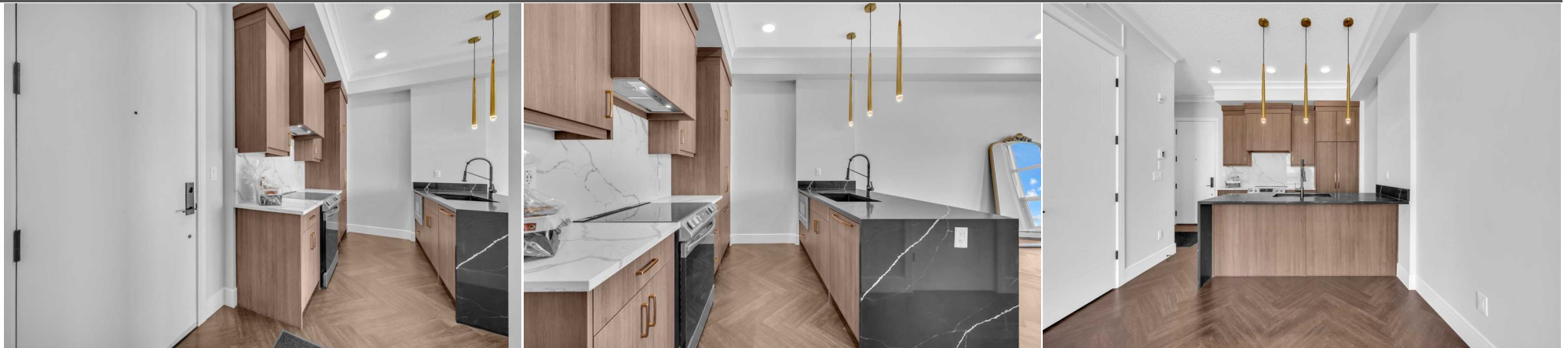
Legal Desc: 2411591

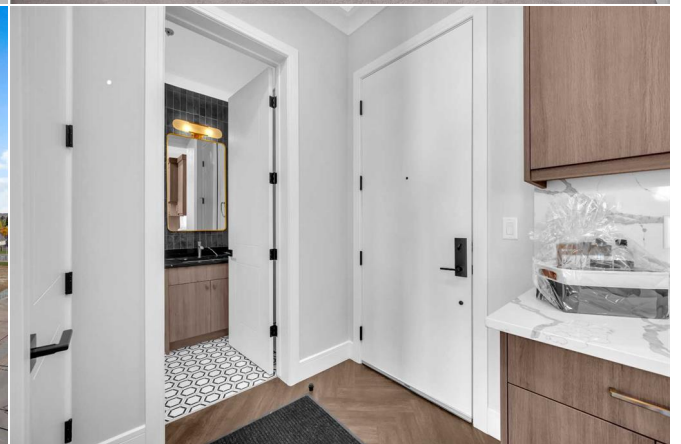
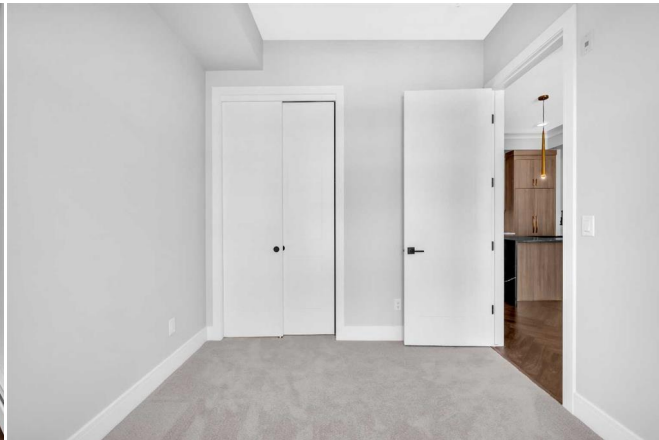
Remarks

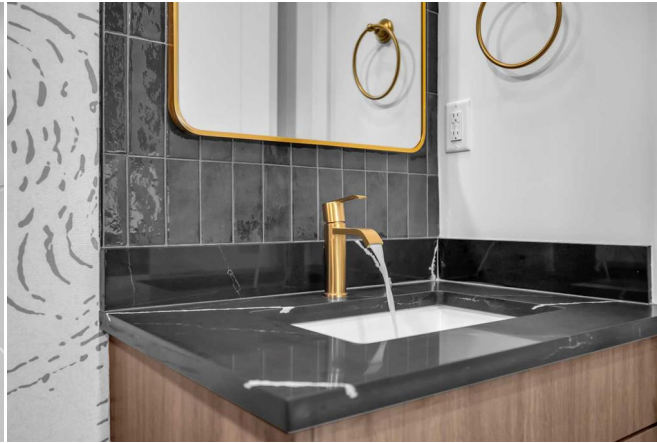
Pub Rmks: **\*READY FOR MOVE-IN\* One of the the best locations, a Top Floor brand new unit w/ DT views, the 'ROSSO' 1 bed FLOOR PLAN in the Luxury inner city development Quesnay at Currie (PRON. Ke-Nay). Featuring: "Neoclassical Revival" DESIGNER INTERIOR BY AWARD WINNING 'LOUIS DUNCAN HE' | INNER CITY (MINUTES TO DT/WALK TO MRU) | 10ft CEILING | TITLED UNDERGROUND PARKING | All 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, Kitchen cabinets to ceiling, elegant QUARTZ countertops, quartz backsplash, quartz waterfall counters, built in SS appliances, washer/dryer, Built in chic hood-fan, bespoke light fixtures, LVP floor, blinds included, A/C rough ins. 'THE ROSSO floor plan' BOLD designer condo features 1 bed, 1 bath, and spacious 537 sq ft open floor plan to enjoy. 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 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 1 bedroom 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. 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. Being the only unit for quick close available, on the top floor, with DT views in a desirable inner city location, & luxury upgrades this will not last. Book your viewing today 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** x **LOUIS DUNCAN-HE DESIGNS**  
**HOMES** | Bold Goes Further

(PRON. ke-Nay) Currie is a 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 1850 natural gas lines
- Beautifully landscaped grounds with both open spaces and naturally shaded areas. Shared with adjacent Bartford 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
- Lockable 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 hood fan
- Convenient front loading washer and dryer
- Distinctive decorative finishes including unique floor-length mirrors, bespoke light fixtures and wallpaper on feature walls in the bath
- Desirable luxury vinyl plank and tile flooring
- Turnkey with blinds package included

**The ROSSO** Bold Designer Condos

**Quesnay At Currie**

1800+ sq ft | 1100 sq ft | 1300 sq ft

**Key Features**

- 1. The Rosso apartment suite comes with a private balcony or patio. The Rosso apartment suite comes with a private balcony or patio.
- 2. The Rosso apartment suite comes with a private balcony or patio. The Rosso apartment suite comes with a private balcony or patio.
- 3. The Rosso apartment suite comes with a private balcony or patio. The Rosso apartment suite comes with a private balcony or patio.
- 4. The Rosso apartment suite comes with a private balcony or patio. The Rosso apartment suite comes with a private balcony or patio.



