



THE
A-TEAM

**RE/MAX
FIRST**

370 DIEPPE Drive #509, Calgary T3B 8B8

MLS® #: **A2175557** Area: **Currie Barracks** Listing Date: **10/30/24** List Price: **\$499,900**
 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:

Enclosed,Heated Garage,Parkade,Secured,Titled,Underground

Finished Floor Area

Abv Sqft: **766**
 Low Sqft:
 Ttl Sqft: **766**

DOM

52

Layout

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

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Stove(s),Wall/Window Air Conditioner,Washer**
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`10" x 13`8"	Living Room	Main	12`5" x 11`7"
Bedroom - Primary	Main	17`0" x 9`4"	Bedroom	Main	11`3" x 9`4"
4pc Ensuite bath	Main	7`2" x 9`4"	4pc Bathroom	Main	11`3" x 9`4"

Legal/Tax/Financial

Condo Fee: **\$381** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **2411591**

Remarks

Pub Rmks: **A rare blend of style, history, and downtown skyline views—#509 at The Quesnay at Currie offers an elevated living experience in Calgary's iconic Currie Barracks. This 2-bedroom, 2-bathroom suite features the award-winning design of Louis Duncan-He in the serene and textural Ethereal Zen interior finished with high-end touches. Large windows frame unobstructed views of the downtown skyline, infusing the space with natural light and creating a warm, inviting atmosphere. The kitchen showcases waterfall quartz countertops and panelled Fisher & Paykel appliances, while custom light fixtures and a feature wall add a designer's touch. The spacious primary bedroom includes a walk-in closet and an ensuite finished beautifully with a double vanity and stand up shower ensuring a private retreat. With a private balcony, upgraded air conditioning, an additional storage locker, and a titled underground parking stall, this suite is equipped for comfortable, convenient living. Situated in the historic Currie Barracks, this suite provides access to green spaces, bike paths, and easy commutes downtown. Perfect for young professionals, down sizers, and first-time buyers seeking an upscale home in one of Calgary's most sought-after communities—schedule a private viewing today to experience it firsthand!**

Inclusions: **Window Coverings, Garage Remote X 1, Entry Fob**
Property Listed By: **Manor Hill Realty YYC Inc.**

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









