



THE
A-TEAM

**RE/MAX
FIRST**

370 DIEPPE Drive #615, Calgary T3E7L4

MLS® #: **A2176332** Area: **Currie Barracks** Listing Date: **11/02/24** List Price: **\$317,000**
 Status: **Active** County: **Calgary** Change: **-\$1,000, 13-Jan** 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:

Covered,Enclosed,Garage Door Opener,Heated Garage,Owned,Titled,Underground

Finished Floor Area

Abv Sqft: **417**
 Low Sqft:
 Ttl Sqft: **417**

DOM

81
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Membrane**
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Courtyard**

Construction: **Concrete,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Range,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Closet Organizers,Crown Molding,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Stone Counters,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`1" x 4`10"	Bedroom	Main	8`8" x 9`1"
Kitchen	Main	6`5" x 17`9"	Living Room	Main	8`8" x 12`0"

Legal/Tax/Financial

Condo Fee: **\$218** Title: **Fee Simple** Zoning: **DC**
 Fee Freq: **Monthly**

Legal Desc: **2411591**

Remarks

Pub Rmks:

Welcome to your dream home in this delightful top-floor unit, ideally situated for both convenience and comfort! With impressive 12-foot ceilings and a west-facing orientation, this property offers stunning mountain views and a peaceful courtyard setting. Just a short walk from all amenities, including Mount Royal University, you'll enjoy seamless access to everything you need. The building features two elevators for easy resident access, making your daily routine a breeze. As you enter through the grand front door, you're greeted by elegant herringbone hardwood flooring and a spacious cloak closet. Adjacent to the entryway is a convenient in-suite stacked Samsung washer and dryer combo. The well-designed galley kitchen is a chef's dream, featuring beautiful stone countertops, paneled appliances—including a Fisher & Paykel fridge and Blomberg dishwasher—and a flush-mount concealed range hood above the Samsung range. The deep black 30" single-bowl stainless steel sink, Samsung microwave, and ample storage, including a pantry, make this kitchen as functional as it is stylish, enhanced by stunning gold hardware. The expansive 12'x9' living room is flooded with natural light from large windows, showcasing picturesque views of the courtyard and mountains. Stylish crown molding and a thoughtfully placed flush-mount light fixture enhance the inviting atmosphere, perfect for relaxation. The cozy bedroom is fully carpeted and includes a spacious closet for all your storage needs. The elegant bathroom features floor-to-ceiling tile, a hex tile floor, and a stunning stone countertop with a gorgeous full backsplash that rises to the ceiling. Enjoy the luxury of dual shower heads—one fixed and one mobile—along with sophisticated gold hardware that adds a touch of elegance. Don't miss your chance to own this beautiful top-floor unit—schedule a viewing today! This is a brand new unit, never lived in, and city taxes are yet to be assessed!

Inclusions:

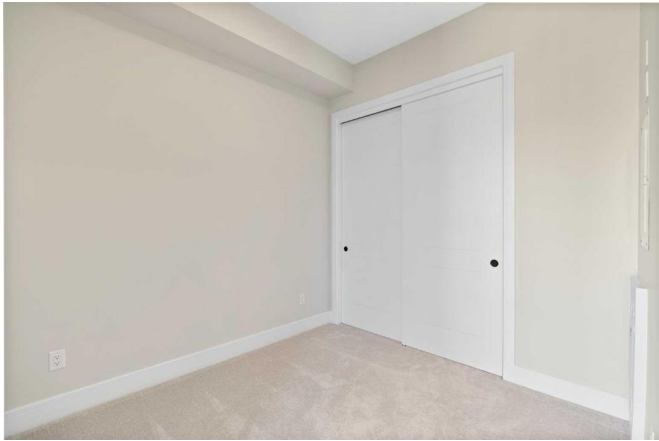
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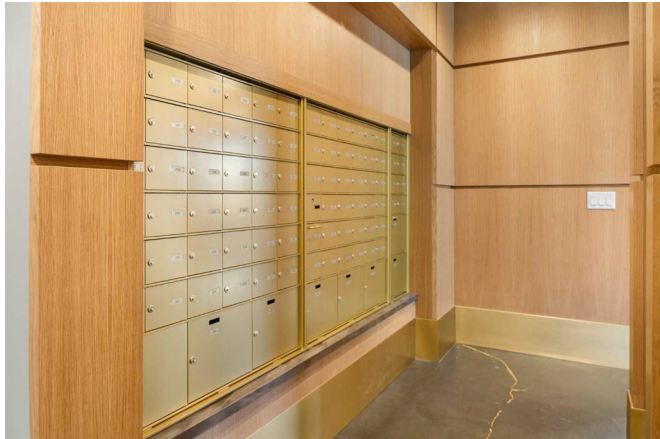
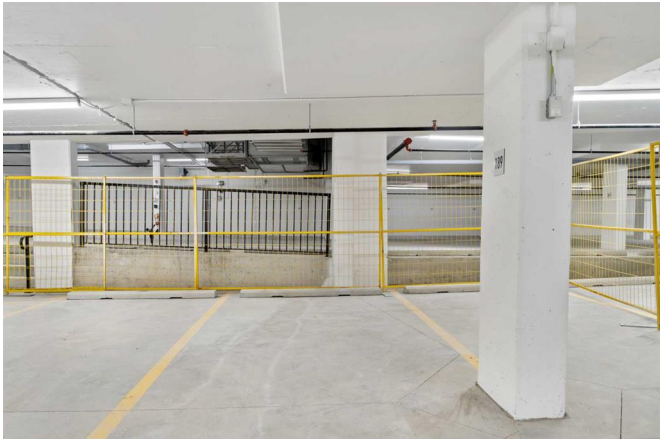
Property Listed By:

Royal LePage Benchmark

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

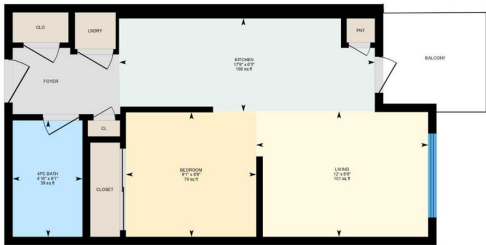






370 Dieppe Drive SW, Calgary, AB

Main Floor - Interior Area 417.18 sq ft



PREPARED: 2024/10/31



While regions are indicated from floor plans in BLUE, floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.