



THE
A-TEAM

**RE/MAX
FIRST**

370 DIEPPE Drive #406, Calgary T3E 7L4

MLS®#: **A2177537** Area: **Currie Barracks** Listing Date: **11/07/24** List Price: **\$348,888**
 Status: **Active** County: **Calgary** Change: **-\$1k, 28-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:

Access:
 Lot Feat:
 Park Feat: **Parkade**

Finished Floor Area

Abv Sqft: **537**
 Low Sqft:
 Ttl Sqft: **537**

DOM

44
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

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: **Poured Concrete**

Kitchen Appl: **Built-In Refrigerator,Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Washer,Window Coverings**
 Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 8`1"	Bedroom	Main	9`1" x 10`1"
Dining Room	Main	10`6" x 7`3"	Kitchen	Main	10`6" x 8`7"
Living Room	Main	10`6" x 10`2"			

Legal/Tax/Financial

Condo Fee: **\$247** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **2411591**

Remarks

Pub Rmks: **Welcome to this BRAND NEW, PET AND AIR BNB FRIENDLY, 1-bedroom, 1-bathroom 4th-floor unit in a modern 6-storey building, located in the vibrant community of Currie Barracks. This unit offers convenient UNDERGROUND PARKING and STORAGE space, and is just minutes away from Mount Royal University, making it ideal for students, professionals, and anyone who values easy access to both nature and city amenities. Walking in, you're greeted by a striking 4-piece bathroom featuring unique black-and-white tile that creates a bold and contemporary look. The eat-in kitchen is a true highlight of the home, with sleek waterfall quartz countertops, a built-in refrigerator, a built-in microwave, a built-in dishwasher, and stylish vinyl flooring that ties the space together. The kitchen offers generous counter space and plenty of cabinetry, providing ample room for food prep and additional storage for pantry essentials. Beside the kitchen, the dining area is flooded with natural light from a large window, offering a bright and inviting space for meals or entertaining. Baseboard heating ensures comfort throughout, while the overall layout makes this area perfect for cozy evenings at home. Step outside to your private balcony—an ideal spot for enjoying the fresh air on a warm summer day or simply relaxing with a book. The spacious bedroom features comfortable carpeting and a window with a view overlooking the balcony, allowing for plenty of natural light. The in-suite stacked laundry machines are conveniently located in a closet just across from the kitchen, making laundry day a breeze. Located in the community of Currie Barracks, just minutes from Mount Royal University. Its prime location also offers easy access to Crowchild Trail, making commuting downtown quick and convenient. Additionally, you're close to popular shopping and dining destinations, including WestHills and Marda Loop, ensuring you'll never be far from entertainment and amenities. Don't miss the opportunity to call this beautiful unit home. Book your showing today!**

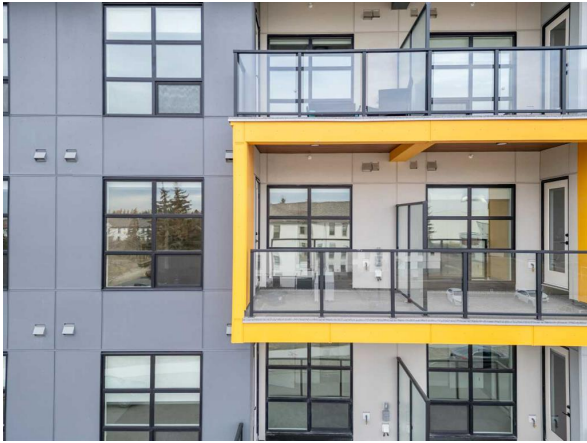
Inclusions: **None**
Property Listed By: **eXp Realty**

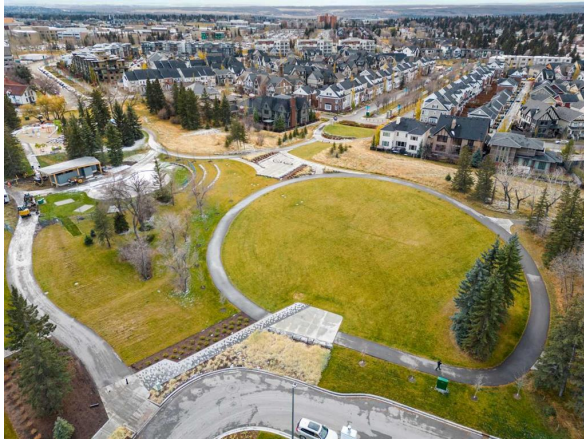
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













the rosso
a magazine-worthy apartment home

Quesnay at Currie

Main Features
1 Bed | 1 Bath | 527 sq ft
9' - 10' ceilings

- The kitchen features a quartz countertop, stainless steel appliances, and a walk-in pantry.
- The master suite includes a walk-in closet and a private bathroom.
- The apartment includes a pet-friendly design with a pet door.

- The living room features a large window with a view of the city and a fireplace.
- The dining area is open to the kitchen, providing a bright and airy atmosphere.
- The bedroom includes a large window and a walk-in closet.
- The bathroom is fully equipped with a bathtub and a vanity.
- The apartment includes a pet-friendly design with a pet door.

Why Rohit?
Our difference is in the designer details.

From a member of our Designer Network, we have selected the most innovative and high-quality features for the project. We have a proven track record of delivering high-quality, magazine-worthy designs that exceed expectations. Our team has over 20 years of experience in the industry, and we are committed to providing the best possible service to our clients.

This home has been purposefully designed
to bring you the best of both worlds: luxury and value.

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