



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: **\$349,900**
 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:

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

DOM

14
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

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

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!**

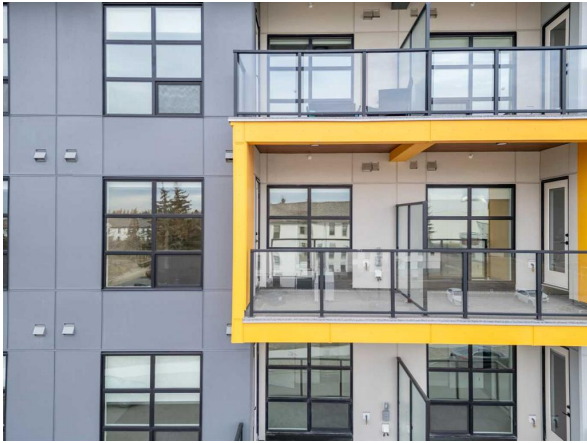
Inclusions: **None**
Property Listed By: **eXp Realty**

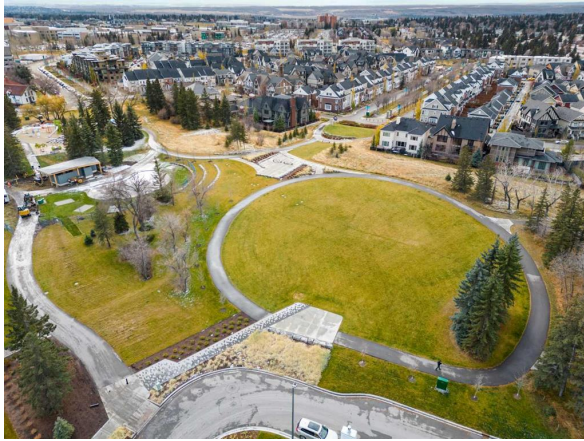
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

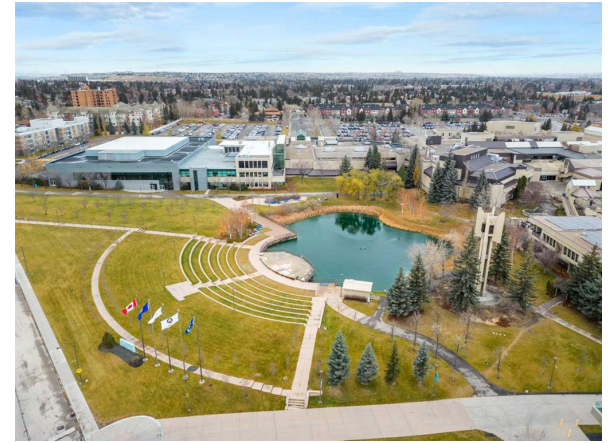












the rosso
a magazine-worthy apartment home

Quesnay at Currie

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

Why the Rosso?
Our difference is in the designer details.

Why Rohit?
A true statement of our Designer Interiors™ has been achieved by a creative team that has led the way in the industry for over 20 years. Our commitment to quality and attention to detail is what sets us apart from the rest. We are proud to be a part of the Quesnay at Currie development and we are excited to see the finished product.

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

RohitCommunities.com

Rohit
COMMUNITIES
your design headquarters.