



THE
A-TEAM

**RE/MAX
FIRST**

370 DIEPPE Drive #101, Calgary T3E0E6

MLS® #: **A2178595** Area: **Currie Barracks** Listing Date: **11/14/24** List Price: **\$323,000**
 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: **Back Lane**
 Park Feat: **Heated Garage, Parkade, Underground**

Finished Floor Area

Abv Sqft: **415**
 Low Sqft:
 Ttl Sqft: **415**

DOM

6

Layout

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

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Crown Molding, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------|-------|--------------|-------------------|-------|--------------|
| Living Room | Main | 8`9" x 11`7" | Bedroom - Primary | Main | 9`1" x 9`5" |
| Kitchen | Main | 6`4" x 17`9" | 4pc Bathroom | Main | 8`2" x 4`11" |

Legal/Tax/Financial

Condo Fee: **\$344** Title: **Fee Simple** Zoning: **DC**
 Fee Freq: **Monthly**

Legal Desc:

2411591

Remarks

Pub Rmks:

1 BED | 1 BATH | TITLED PARKING | MAIN FLOOR UNIT. SHORT TERM/AIRBNB/PET FRIENDLY- ACCESS LIKE A TOWNHOME DIRECT FROM PATIO. Welcome to this brand-new, never-lived-in LUXURY DESIGNER 1-BEDROOM, 1-BATHROOM condo by Rohit Communities, located in the highly sought-after SW community of Currie. This sophisticated GROUND-LEVEL UNIT, boasting the 'Ethereal Zen' Rosa floor plan, offers a serene yet stylish living experience with high-end finishes throughout. Step inside to soaring 10-FT CEILINGS and a DESIGNER KITCHEN FEATURING QUARTZ COUNTERTOPS AND BACKSPLASH, CUSTOM CABINETS WITH CROWN MOLDING, AND ELEGANT BLACK MATTE FINISHES, INCLUDING A FARMHOUSE SINK AND A FRENCH-STYLE REFRIGERATOR WITH A BOTTOM FREEZER. The spacious, GROUND LEVEL PRIVATE PATIO —unique to the SW side of the building—is perfect for entertaining, complete with a GAS BBQ HOOKUP AND QUIET SURROUNDINGS. The condo is nestled within the Quesnay at Currie, a secure building offering TITLED UNDERGROUND PARKING for convenience and peace of mind. Currie is a vibrant community with a high walk score, just steps away from Mount Royal University, trendy breweries, shopping, and cozy coffee shops. It's also the site of the popular Burwood Festival during Stampede season. Embracing new urbanism, Currie connects Calgary's past, present, and future, providing a dynamic setting for urban professionals, first-time homebuyers, and savvy investors alike. Only 15 minutes from Downtown Calgary and an hour from the Rockies, this location offers both convenience and adventure. Don't miss this rare opportunity—call your favorite Realtor today to book a private showing. This condo won't last long!

Inclusions:

Living Room Floor Mirror

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





