



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**370 DIEPPE Drive #301, Calgary T3E 0E6**

MLS® #: **A2179225**      Area: **Currie Barracks**      Listing Date: **11/15/24**      List Price: **\$319,000**  
 Status: **Pending**      County: **Calgary**      Change: **-\$20k, 19-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:

**Parking Lot,Underground**

Finished Floor Area

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

DOM

**36**  
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: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **High Ceilings,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8` 3" x 5` 0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>8` 10" x 9` 1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>6` 1" x 17` 9"</b>	<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>9` 2" x 11` 7"</b>

Legal/Tax/Financial

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

Legal Desc: **2411591**

Remarks

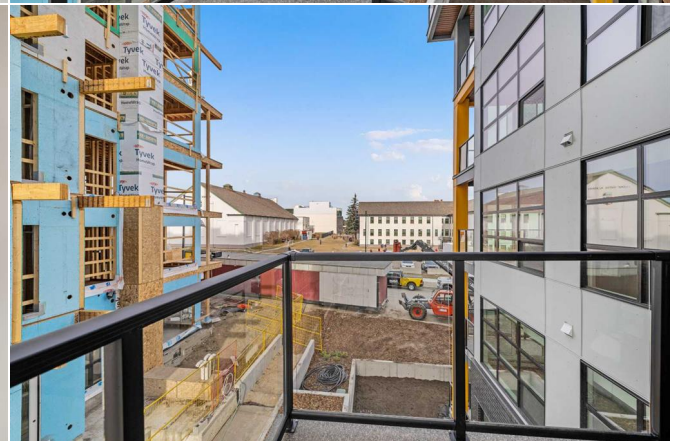
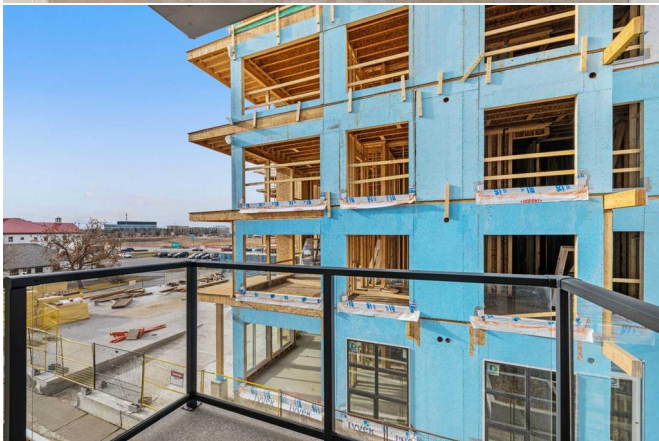
Pub Rmks: **Presenting a rare opportunity to own a newly built luxury 1-bedroom, 1-bathroom condo in the prestigious Currie Barracks, an area renowned for its convenience, high-end amenities, and proximity to Mount Royal University—ideal for students or investors seeking prime rental potential. This elegant condo features a grand front entrance that sets the tone for the luxury finishes within. Inside, you'll find upgraded lighting, stacked in-suite laundry, and meticulously chosen quartz countertops throughout both the kitchen and bathroom, adding a touch of sophistication to every corner. The open-concept layout includes a spacious living area that extends to a large balcony, perfect for relaxing or entertaining. Enjoy unparalleled accessibility with a short walk to all essential amenities, making day-to-day life convenient and enjoyable, while a quick 3-minute drive takes you to the nearby golf course for outdoor leisure. With its blend of comfort, style, and unbeatable location, this home is a must-see for anyone seeking upscale urban living or a strong rental investment in one of Calgary's most sought-after neighborhoods.**

Inclusions: **None**  
Property Listed By: **Century 21 Bravo Realty**

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

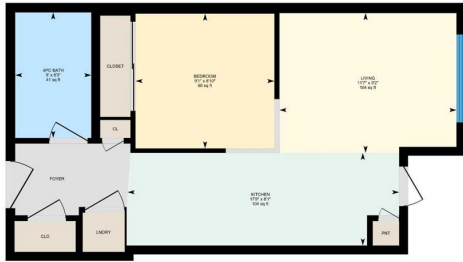






370 Dieppe Drive SW, Calgary, AB

Main Floor Exterior Area 470.92 sq ft



PREPARED 2024/1/14



While regions are excluded from total floor area in GEMSE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.