

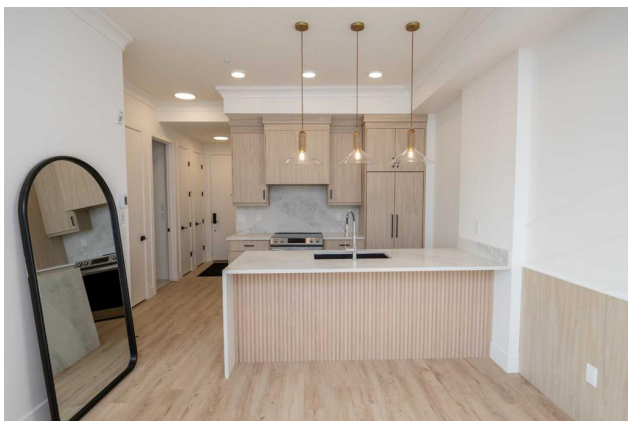


THE
A-TEAM

**RE/MAX
FIRST**

330 DIEPPE Drive #208, Calgary T3E7I4

MLS®#: **A2179476** Area: **Currie Barracks** Listing Date: **11/15/24** List Price: **\$391,437**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2025**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:

Park Feat:

Underground

Finished Floor Area

Abv Sqft: **627**
 Low Sqft:
 Ttl Sqft: **627**

DOM

45

Layout

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

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

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

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`7" x 11`4"	Kitchen	Main	10`6" x 8`8"
Dining Room	Main	10`7" x 6`0"	Den	Main	5`5" x 11`1"
Bedroom - Primary	Main	9`3" x 9`9"	4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee: **\$282** Title: **Fee Simple** Zoning: **DC**
 Fee Freq:

Monthly

Legal Desc:

TBD

Remarks

Pub Rmks: **Discover the "Azurro" floorplan by award-winning Rohit Homes, a 1-bedroom, 1-bathroom + den masterpiece designed for modern living. Located in the highly sought-after Quesnay at Currie Barracks, this stunning unit is perfect for professionals, students, or investors. Designed by the award-winning Louis Duncan-He, this condo features elegant upgrades, including 9' ceilings, quartz waterfall countertops, a quartz backsplash, cabinetry to the ceiling, stainless steel appliances, bespoke light fixtures, and window coverings. The open-concept layout seamlessly connects the kitchen, dining, and living spaces, making it ideal for entertaining. Enjoy the luxurious touches of fully tiled walls in your spa-inspired bath, designer wallpaper, and a tub/shower combo featuring a waterfall shower head. The spacious primary bedroom, private balcony overlooking the central courtyard, and versatile den complete this perfect home. This pet-friendly and AIRBNB-friendly building offers titled heated underground parking and plenty of visitor spaces. This location is second to none, situated minutes from downtown, Mount Royal University, and vibrant amenities in 17th Ave and Mardalooop. Limited units are available—act quickly to secure your piece of Calgary's hottest new development! **Photos are taken from existing building of the same models to reflect the color pallets you can select. Not of the exact unit ****

Inclusions:

N/A

Property Listed By:

Century 21 Bravo Realty

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



