



THE
A-TEAM

**RE/MAX
FIRST**

330 DIEPPE Drive #613, Calgary T3E2L4

MLS®#: **A2179581** Area: **Currie Barracks** Listing Date: **11/15/24** List Price: **\$469,736**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **677**
 Low Sqft:
 Ttl Sqft: **677**

DOM

36
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof:
 Heating: **Baseboard,Boiler**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**

Construction: **Aluminum Siding ,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

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

Room Information

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

Legal/Tax/Financial

Condo Fee: **\$310** Title: **Fee Simple** Zoning: **DC**
 Fee Freq:

Legal Desc:

TBD

Monthly

Remarks

Pub Rmks:

Discover the "GIALLO" floorplan by award-winning Rohit Homes - a 2-bedroom, 1-bathroom masterpiece in the heart of Quesnay at Currie. Designed by acclaimed Louis Duncan-He, this unit combines timeless elegance with modern functionality. Features You'll Love: Open-concept layout with waterfall quartz countertops, full-height cabinetry, boutique lighting, and stainless steel appliances. Spacious living room with crown molding, and seamless flow for entertaining. Spa-inspired bathroom with quartz vanity, tiled shower to ceiling, and waterfall shower head. Private balcony overlooking the beautifully landscaped courtyard. With Unmatched Amenities: Titled heated underground parking, AirBnB-friendly zoning, and pet-friendly policies. Enjoy proximity to Alexandria Park, MRU, Mardalooop, downtown, and 17th Ave's vibrant shopping and dining scene. Nestled in Currie Barracks with over 23 acres of green space, this is more than a home - it's a lifestyle. Don't wait - limited units remain in Calgary's most exciting new development. Act now! **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







