



THE
A-TEAM

**RE/MAX
FIRST**

370 DIEPPE Drive #312, Calgary t3E7L4

MLS® #: **A2180803** Area: **Currie Barracks** Listing Date: **11/23/24** List Price: **\$313,333**
 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:
 Park Feat: **Titled, Underground**

Finished Floor Area

Abv Sqft: **455**
 Low Sqft:
 Ttl Sqft: **455**

DOM

60
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Membrane** Construction: **Wood Frame**
 Heating: **Baseboard** Flooring: **Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony, Courtyard** Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer**
 Int Feat: **Closet Organizers, Crown Molding, High Ceilings, Quartz Counters**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Eat in Kitchen	Main	6`5" x 15`6"	Living Room	Main	8`8" x 11`7"
Bedroom - Primary	Main	8`8" x 9`1"	4pc Bathroom	Main	0`0" x 0`0"
Balcony	Main	6`11" x 6`11"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$218

Fee Simple
Fee Freq:
Monthly

DC

Legal Desc: 2411591

Remarks

Pub Rmks: **Brand new east facing 3rd floor unit with views of Downtown, the 'ROSA' 1 bed plan in the Luxury inner city development Quesnay at Currie (PRON. Ke-Nay). Featuring: 'HAUTE CONTEMPORARY' DESIGNER INTERIOR BY AWARD WINNING 'LOUIS DUNCAN HE' | INNER CITY (MINUTES TO DT/WALK TO MRU) | 9ft CEILING | TITLED UNDERGROUND PARKING | All in 'Currie Barracks', a one-of-a-kind historic inner city location. Home to Alexandria park (w/ off leash dog park), enthralled with over 100 years of legacy, over 23 acres of green space creating a vibrant space to live. UPGRADES/FEATURES: 9' ft ceiling, Kitchen cabinets to ceiling, elegant QUARTZ countertops, quartz backsplash, built in SS appliances, washer/dryer, Built in chic hood-fan, bespoke light fixtures, LVP floor, blinds included, A/C rough ins. Step inside and land in The chefs kitchen which connects seamlessly to the living room, which offers quartz counters, beautiful cabinetry, built in appliances. The living room is a great size, with wainscoting, and striking crown molding to your full enjoyment of luxury living. The full bathroom features vanity with quartz counters, tiled right to ceiling, wallpaper fitting to the design interior, and tub/shower combo for the shared bath that has a waterfall shower head and wand. The 1 bedroom a great size. Not to mention, you have your own private balcony space to enjoy. Don't forget, you have titled heated underground parking, and lots of visitor parking for friends. Located close to Lincoln Park, the Westmount, ATCO corporate campus, 17 ave shopping/entertainment it makes not only the best place to LIVE, but to BE. Be part of history, in your BOLD NEW CONDO at 'Quesnay at Currie' Calgary's hottest new development. Being a great location in complex, in a desirable inner city location, & luxury upgrades this is a great place to call home.**

Inclusions: n/a
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





