



THE
A-TEAM

**RE/MAX
FIRST**

370 DIEPPE Drive #103, Calgary T3E2L4

MLS® #: **A2182313**

Area: **Currie Barracks**

Listing Date: **12/05/24**

List Price: **\$548,450**

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: **880**

Low Sqft:

Ttl Sqft: **880**

DOM

16

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof:

Heating: **Baseboard,Boiler**

Sewer:

Ext Feat: **Balcony, BBQ gas line, Private Entrance**

Construction:

Concrete, Wood Frame

Flooring:

Carpet, Tile, Vinyl Plank

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Built-In Refrigerator, Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Washer/Dryer Stacked, Window Coverings

Int Feat:

High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`2" x 10`8"	Bedroom - Primary	Main	11`0" x 10`11"
Kitchen	Main	13`7" x 9`3"	Dining Room	Main	8`10" x 8`9"
Bedroom	Main	9`11" x 9`11"	4pc Ensuite bath	Main	7`11" x 6`11"
4pc Bathroom	Main	7`11" x 4`11"	Foyer	Main	8`5" x 3`5"
Walk-In Closet	Main	7`11" x 4`4"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$437

Fee Simple

DC

Fee Freq:
Monthly

Legal Desc: 2411591

Remarks

Pub Rmks: **Discover the "Argento" floorplan by award-winning Rohit Homes—a beautifully designed 2-bedroom, 2-bathroom corner unit that offers the perfect balance of style and functionality. Located on the ground floor in the sought-after Quesnay at Currie Barracks, this bright and airy home is flooded with natural sunlight, making it an ideal sanctuary for downsizers or anyone seeking a serene, low-maintenance lifestyle. Featuring the tranquil Ethereal Zen color palette, the interior exudes calm and sophistication. Designed by the award-winning Louis Duncan-He, the unit includes premium finishes such as 10' ceilings, quartz countertops with a waterfall edge, a quartz backsplash, full-height cabinetry, a seamless appliance package, bespoke light fixtures, and window coverings. The open-concept layout seamlessly integrates the kitchen, dining, and living areas, perfect for both relaxing and entertaining. The spacious primary bedroom includes a private ensuite, while the second bedroom and additional full bath offer comfort and flexibility for guests or a home office. Step outside to enjoy a ground-floor patio, extending your living space into the outdoors. This pet-friendly and AIRBNB-friendly building offers titled heated underground parking and plenty of visitor spaces. Ideally located minutes from downtown, Mount Royal University, and the vibrant amenities of 17th Ave and Marda Loop, the Argento floorplan is a rare gem. Limited units are available—secure your slice of modern living today!**

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





