



THE
A-TEAM

**RE/MAX
FIRST**

370 DIEPPE Drive #110, Calgary T3E2L4

MLS® #: **A2182472** Area: **Currie Barracks** Listing Date: **12/05/24** List Price: **\$295,900**
 Status: **Pending** 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: **Underground**

Finished Floor Area

Abv Sqft: **439**
 Low Sqft:
 Ttl Sqft: **439**

DOM

16
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 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: **Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`6" x 8`9"	Kitchen	Main	15`6" x 6`0"
Bedroom	Main	9`1" x 8`9"	4pc Bathroom	Main	8`2" x 4`11"
Dining Room	Main	6`11" x 5`0"	Foyer	Main	4`8" x 3`11"

Legal/Tax/Financial

Condo Fee: **\$233** Title: **Fee Simple** Zoning: **DC**
 Fee Freq:

Legal Desc:

2411591

Monthly

Remarks

Pub Rmks:

Discover the "Rosa" floorplan by award-winning Rohit Homes—a smartly designed 1-bedroom, 1-bathroom studio that maximizes space without compromising on style. Located in the highly sought-after Quesnay at Currie Barracks, this unit features the sophisticated Neo-Classical color palette, blending timeless elegance with modern finishes. Designed by the award-winning Louis Duncan-He, the condo boasts thoughtful upgrades, including 9' ceilings, quartz countertops, a quartz backsplash, full-height cabinetry, a seamless appliance package, bespoke light fixtures, and designer window coverings. Every inch of the Rosa floorplan is optimized for functionality, with an open-concept layout that effortlessly combines the kitchen, dining, and living spaces—ideal for professionals, students, or investors. The spa-inspired bathroom adds a touch of luxury, featuring fully tiled walls, designer wallpaper, and a tub/shower combo with a waterfall shower head. This pet-friendly and AIRBNB-friendly building offers titled heated underground parking and plenty of visitor spaces. Perfectly located just minutes from downtown, Mount Royal University, and the vibrant amenities of 17th Ave and Marda Loop, the Rosa is your gateway to a convenient and stylish urban lifestyle. Limited units are available—don't miss the opportunity to secure your spot in Calgary's most exciting new development!

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





