



THE
A-TEAM

**RE/MAX
FIRST**

370 DIEPPE Drive #214, Calgary T3E 7L4

MLS® #: **A2182927** Area: **Currie Barracks** Listing Date: **12/17/24** List Price: **\$425,000**
 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:

Garage Door Opener,Secured,Underground

Finished Floor Area

Abv Sqft: **578**
 Low Sqft:
 Ttl Sqft: **578**

DOM

4

Layout

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

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Built-In Refrigerator,Dishwasher,Electric Range,Microwave,Range Hood,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,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>
Kitchen	Main	8`7" x 7`7"	Den	Main	7`6" x 7`1"
Living/Dining Room Combination	Main	14`2" x 10`5"	Laundry	Main	4`10" x 4`6"
Foyer	Main	8`6" x 4`10"	Bedroom - Primary	Main	10`5" x 9`3"
4pc Bathroom	Main	8`1" x 4`11"			

Legal/Tax/Financial

Condo Fee: **\$296** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

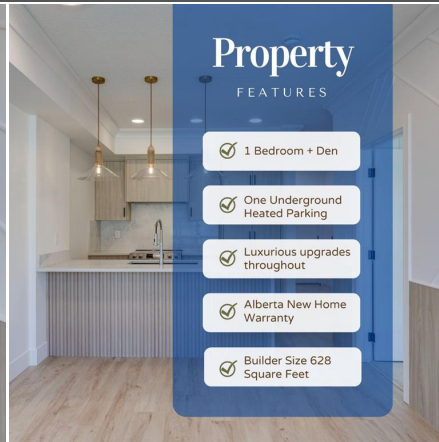
Legal Desc: **2411591**

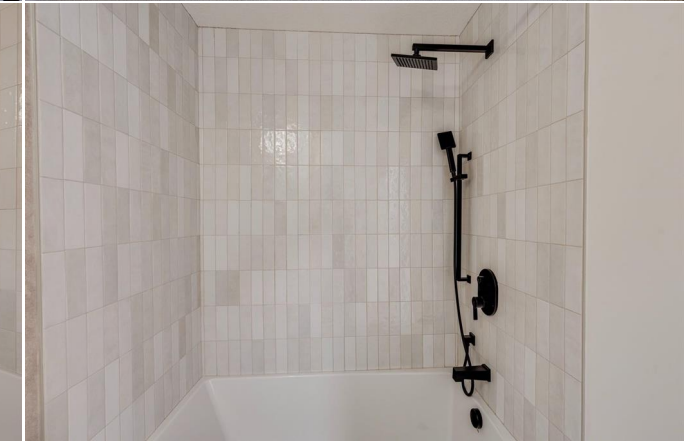
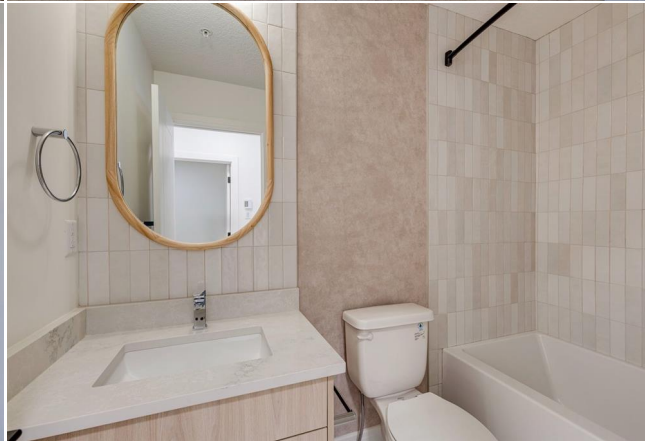
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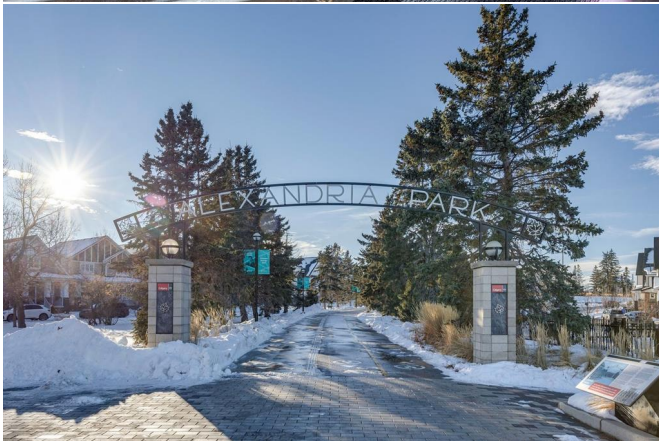
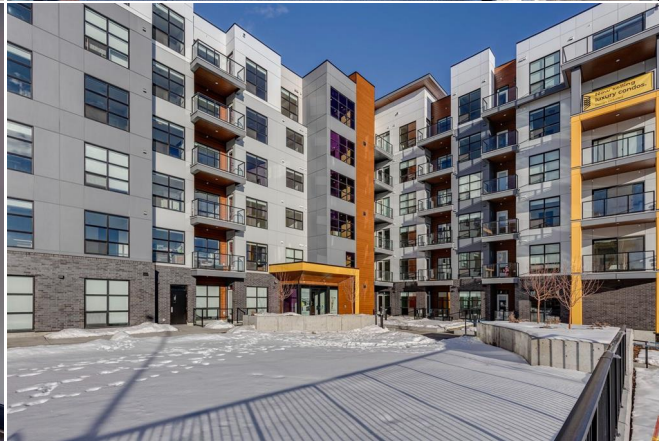
Pub Rmks: **Come right into this modern, elegant, and sophisticated apartment in Quesnay at Currie! Walking in you are immediately greeted by soaring 9' ceilings that are adorned with crown mouldings all throughout. Wainscoting on the white walls, accented with warm, airy tones, create a sense of vastness in this open concept floor plan. The kitchen is designed with luxury in mind, with finishes like quartz countertops with a waterfall edge; stainless steel electric range; and microwave, refrigerator, and dishwasher that are all built-in. The bedroom is generously sized with large windows that invite in an abundance of natural light, and all are complemented with a large closet. Just off the bedroom is a four-piece bathroom that further carries the warm, airy tones into your personal spa oasis. Rounding out the living space is a versatile den spacious enough to fit a guest bed, or function as an office as you work from home. The laundry room not only houses your in-suite washer and dryer, there is also additional storage space to help you keep things organized. This unit also comes with a balcony that has a gas line for a BBQ and air conditioner rough-in. Walking distance to Mount Royal University, shopping at nearby Marda Loop, easy access to Crowchild and Glenmore, this is the prime location to be!**

Inclusions: **None**
Property Listed By: **Zolo Realty**

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







Neighbourhood FEATURES

- ✓ Close Proximity to Downtown
- ✓ Dog Park for your fur family
- ✓ Close to all amenities
- ✓ Close to Mount Royal university
- ✓ Close to plenty of K-12 schools