



THE
A-TEAM

**RE/MAX
FIRST**

370 DIEPPE Drive #401, Calgary T3E 0E6

MLS®#: **A2182957** Area: **Currie Barracks** Listing Date: **12/10/24** List Price: **\$329,900**
 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: **Underground**

Finished Floor Area

Abv Sqft: **418**
 Low Sqft:
 Ttl Sqft: **418**

DOM

11
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, Private Entrance**

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

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Quartz Counters**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	8`3" x 5`1"	Bedroom	Main	8`9" x 9`6"
Kitchen	Main	6`7" x 17`10"	Living Room	Main	8`7" x 11`5"

Legal/Tax/Financial

Condo Fee: **\$218** Title: **Fee Simple** Zoning: **DC**
 Fee Freq: **Monthly**

Legal Desc:

2411591

Remarks

Pub Rmks:

Discover modern luxury in this brand-new 1-bedroom, 1-bathroom condo at Quesnay at Currie, a vibrant inner-city development just minutes from downtown Calgary and steps from Mount Royal University. This pet-friendly, short-term rental-friendly unit boasts 9-foot ceilings, heated titled underground parking, and elegant upgrades throughout. The chef-inspired kitchen features full-height cabinets, quartz countertops and backsplash, built-in appliances, and a chic range hood, flowing seamlessly into a living area adorned with wainscoting, crown molding, and luxury vinyl plank flooring. The spacious bedroom opens to a private balcony, while the designer bathroom offers quartz counters, stylish wallpaper, and a tub/shower combo with a waterfall showerhead. With in-suite laundry, custom blinds, and ample visitor parking, this condo blends comfort with practicality. Located in historic Currie Barracks, near Lincoln Park, Westmount, the ATCO campus, and 17th Avenue's shopping and entertainment, this property offers unmatched convenience and charm. Easy access to Crowchild and Glenmore Trails completes the perfect package for a stylish home or smart investment. Call 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





