



THE
A-TEAM

**RE/MAX
FIRST**

370 DIEPPE Drive #217, Calgary T3E2L4

MLS® #: **A2185162** Area: **Currie Barracks** Listing Date: **01/03/25** List Price: **\$389,900**
 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:

Finished Floor Area
 Abv Sqft: **674**
 Low Sqft:
 Ttl Sqft: **674**

Underground

DOM

19
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Built-In Refrigerator,Dishwasher,Electric Range,Microwave,Range Hood,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Built-in Features,Crown Molding,Kitchen Island,Open Floorplan,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Den	Main	8' 1" x 6' 11"	Kitchen	Main	11' 4" x 9' 0"
Dining Room	Main	9' 3" x 3' 9"	Living Room	Main	13' 7" x 7' 1"
Bedroom - Primary	Main	9' 7" x 9' 7"	4pc Ensuite bath	Main	8' 0" x 4' 11"
Den	Main	8' 1" x 7' 11"	Foyer	Main	6' 1" x 4' 6"
Walk-In Closet	Main	8' 1" x 3' 6"			

Legal/Tax/Financial

Condo Fee: **\$345** Title: **Fee Simple** Zoning: **DC**
 Fee Freq: **Monthly**

Legal Desc:

2411591

Remarks

Pub Rmks:

Discover the "Rubino" floorplan by award-winning Rohit Homes—a thoughtfully designed 1-bedroom, 1-bathroom unit with 2 versatile dens, perfect for modern living. Located in the highly desirable Quesnay at Currie Barracks, this southwest-facing gem is bathed in warm, natural light, creating a cozy and tranquil atmosphere. The serene Ethereal Zen color palette enhances the space with its calming and contemporary aesthetic. Curated by the award-winning Louis Duncan-He, the Rubino model boasts premium finishes, including 9' ceilings, quartz countertops with a sleek waterfall island, a coordinating quartz backsplash, full-height cabinetry, a seamless appliance package, custom light fixtures, and sophisticated window coverings. The open-concept layout connects the kitchen, dining, and living areas, making it ideal for entertaining or quiet relaxation. The spacious primary bedroom offers comfort and privacy, while the two dens provide incredible flexibility for a home office, creative space, or additional storage. The well-appointed bathroom features spa-inspired finishes, including fully tiled walls, elegant accents, and a luxurious shower/tub combination. Step outside to your private southwest-facing balcony, perfect for enjoying sunsets and soaking in the outdoors. This pet-friendly and AIRBNB-approved building offers titled heated underground parking and ample visitor spaces. Ideally located just minutes from downtown, Mount Royal University, and the lively amenities of 17th Ave and Marda Loop, the Rubino floorplan offers a harmonious blend of functionality and style. With limited units available, don't miss the chance to make this exceptional property your home!

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





