

## 330 DIEPPE Drive #208, Calgary T3E7I4

Sewer:

Utilities:

**Bedroom - Primary** 

A2185167 **Currie Barracks** Listing 01/03/25 List Price: \$339,900 MLS®#: Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:

**General Information** 

Prop Type: Residential Sub Type: **Apartment** City/Town: Calgary

2025 Year Built: Abv Saft: Lot Information Low Sqft:

Ttl Sqft: Lot Sz Ar: Lot Shape:

Access: Lot Feat:

Park Feat: **Underground** 

29 <u>Layout</u> Finished Floor Area Beds:

627

627

**Parking** 

Garage Sz:

DOM

Baths:

Style:

Ttl Park: 1

1(1)

1.0 (1 0)

High-Rise (5+)

## Utilities and Features

Roof: Construction:

Heating: **Baseboard Concrete, Wood Frame** 

Flooring:

Ext Feat: Balcony **Carpet, Ceramic Tile, Vinyl Plank** 

> Water Source: Fnd/Bsmt:

Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings Kitchen Appl:

Int Feat: **Open Floorplan, Quartz Counters** 

**Room Information** 

Level <u>Level</u> <u>Room</u> **Dimensions** Room **Dimensions** Main 10`7" x 11`4" Kitchen Main 10`6" x 8`8" **Living Room Dining Room** Main 10`7" x 6`0" Den Main 5`5" x 11`1"

> 9`3" x 9`9" 4pc Bathroom Main Main

Legal/Tax/Financial

Condo Fee: Title: Zoning: \$282

Fee Simple DC Fee Freq:

Monthly

Legal Desc: TBD

Remarks

Pub Rmks:

Discover the "Azurro" floorplan by award-winning Rohit Homes, a 1-bedroom, 1-bathroom + den masterpiece designed for modern living. Located in the highly sought-after Quesnay at Currie Barracks, this stunning unit is perfect for professionals, students, or investors. Designed by the award-winning Louis Duncan-He, this condo features elegant upgrades, including 9' ceilings, quartz waterfall countertops, a quartz backsplash, cabinetry to the ceiling, stainless steel appliances, bespoke light fixtures, and window coverings. The open-concept layout seamlessly connects the kitchen, dining, and living spaces, making it ideal for entertaining. Enjoy the luxurious touches of fully tiled walls in your spa-inspired bath, designer wallpaper, and a tub/shower combo featuring a waterfall shower head. The spacious primary bedroom, private balcony overlooking the central courtyard, and versatile den complete this perfect home. This pet-friendly and AIRBNB-friendly building offers titled heated underground parking and plenty of visitor spaces. This location is second to none, situated minutes from downtown, Mount Royal University, and vibrant amenities in 17th Ave and Mardaloop. Limited units are available—act quickly to secure your piece of Calgary's hottest new development!

\*\*Photos are taken from existing building of the same models to reflect the color pallets you can select. Not of the exact unit \*\*

Inclusions: N/A

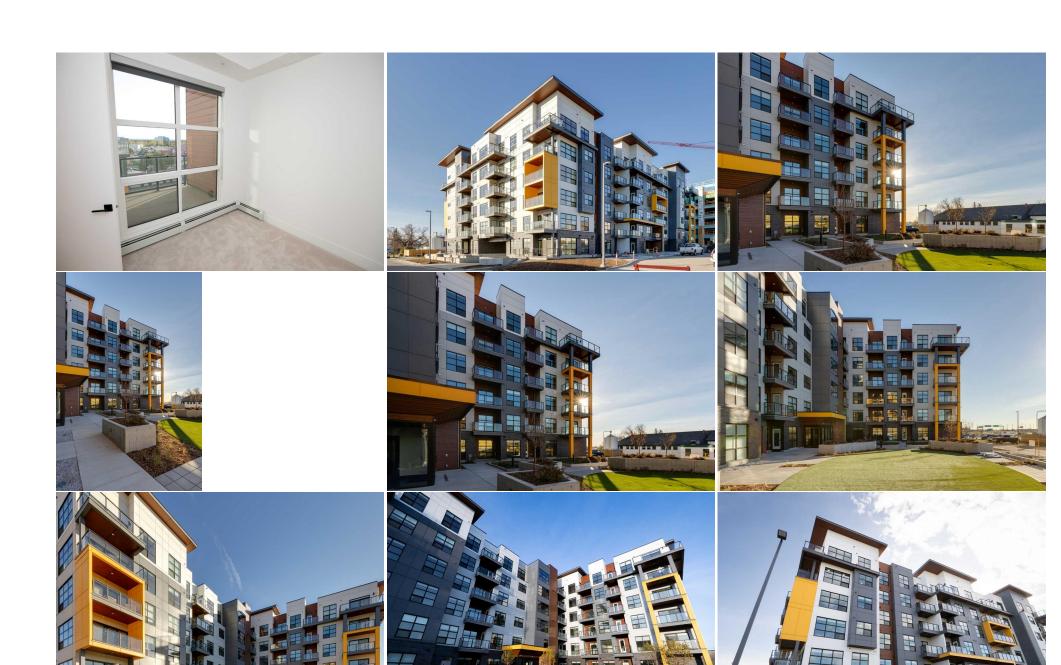
Property Listed By: Century 21 Bravo Realty

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









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