



THE
A-TEAM

**RE/MAX
FIRST**

370 DIEPPE Drive #504, Calgary T3E2L4

MLS®#: **A2185168** Area: **Currie Barracks** Listing Date: **01/03/25** List Price: **\$509,900**
 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: **842**
 Low Sqft:
 Ttl Sqft: **842**

Titled, Underground

DOM

19
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 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: **Crown Molding,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	13`2" x 9`3"
Dining Room	Main	10`4" x 5`4"
Bedroom	Main	10`2" x 9`3"
4pc Ensuite bath	Main	7`11" x 7`0"
Laundry	Main	7`1" x 3`9"
Walk-In Closet	Main	7`11" x 5`3"

Room	Level	Dimensions
Kitchen	Main	9`7" x 9`1"
Living Room	Main	11`5" x 8`8"
Den	Main	8`2" x 8`1"
4pc Bathroom	Main	7`11" x 4`11"
Foyer	Main	4`5" x 3`11"

Legal/Tax/Financial

Condo Fee:
\$423

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **2411591**

Remarks

Pub Rmks: **Discover the "Oro" floorplan by award-winning Rohit Homes—a beautifully crafted 2-bedroom + den, 2-bathroom unit designed to seamlessly combine style and functionality. Nestled in the highly sought-after Quesnay at Currie Barracks, this south-facing home is awash in natural light, creating a warm and inviting atmosphere. Showcasing the elegant Neoclassical Revival color palette, this unit offers a timeless aesthetic that blends sophistication with modern design. Meticulously curated by the award-winning Louis Duncan-He, the Oro floorplan features premium finishes, including 9' ceilings, quartz countertops with a cascading edge, a quartz backsplash, full-height cabinetry, integrated appliances, custom light fixtures, and stylish window treatments. The open-concept design ensures effortless flow between the kitchen, dining, and living spaces, perfect for hosting guests or enjoying quiet moments. The generously sized primary bedroom includes an ensuite bathroom for added privacy, while the second bedroom and additional full bath provide versatility and convenience. The adaptable den is ideal for a home office, creative space, or extra storage. Step onto your private south-facing balcony to soak in the sunshine and enjoy peaceful views. This pet-friendly and AIRBNB-approved building offers titled heated underground parking and ample visitor spaces. Perfectly located just minutes from downtown, Mount Royal University, and the bustling amenities of 17th Ave and Marda Loop, the Oro floorplan combines luxury and practicality in one exceptional package. Act fast—these limited units won't last long!**

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





