



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**370 DIEPPE Drive #406, Calgary T3E 7L4**

MLS®#: **A2185431**      Area: **Currie Barracks**      Listing Date: **01/07/25**      List Price: **\$338,000**  
 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: **Parkade**

Finished Floor Area

Abv Sqft: **537**  
 Low Sqft:  
 Ttl Sqft: **537**

DOM

**14**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Built-In Refrigerator, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Washer, Window Coverings**  
 Int Feat: **High Ceilings, No Animal Home, No Smoking Home, Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 8`1"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`1" x 10`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`6" x 7`3"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`6" x 8`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`6" x 10`2"</b>			

Legal/Tax/Financial

Condo Fee: **\$247**      Title: **Fee Simple**      Zoning: **DC**

Fee Freq:  
**Monthly**

Legal Desc: **2411591**

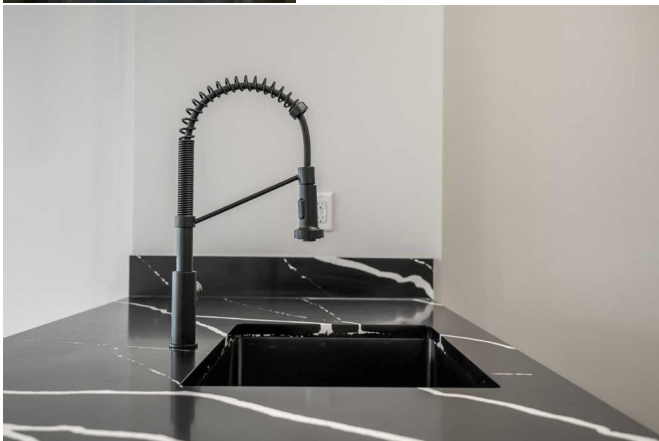
Remarks

Pub Rmks: **This BRAND NEW, PET AND AIR BNB FRIENDLY 1-bedroom, 1-bathroom condo on the 4th floor of a modern 6-storey building is a perfect blend of comfort and style in the vibrant Currie Barracks community. With underground parking, additional storage space, and close proximity to MOUNT ROYAL UNIVERSITY, it's an ideal choice for students, professionals, and anyone who values convenience and modern living. The condo welcomes you with a stunning 4-piece bathroom, featuring bold black-and-white tile accents that offer a contemporary touch. The kitchen is a true standout, with sleek waterfall quartz countertops, built-in appliances including a fridge, microwave, and dishwasher, plus beautiful vinyl flooring. There's ample counter space for meal prep and additional cabinetry for pantry storage. The dining area, just off the kitchen, is filled with natural light, offering the perfect spot for meals or entertaining. Enjoy your private balcony, a peaceful retreat for warm summer days or simply unwinding with a book. The bedroom is spacious with comfortable carpeting and a view overlooking the balcony, letting in plenty of natural light. In-suite stacked laundry makes laundry day easy and convenient, located just across from the kitchen. Located just minutes from Mount Royal University and with easy access to Crowchild Trail, this condo offers quick commuting to downtown Calgary. Plus, popular shopping and dining areas like WestHills and Marda Loop are just a short distance away, giving you access to plenty of entertainment and amenities. Don't miss your chance to make this beautiful unit your home! Book your showing today!**

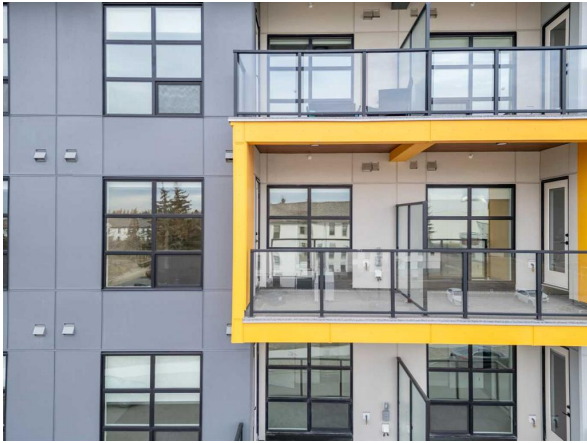
Inclusions: **None Available**  
Property Listed By: **eXp Realty**

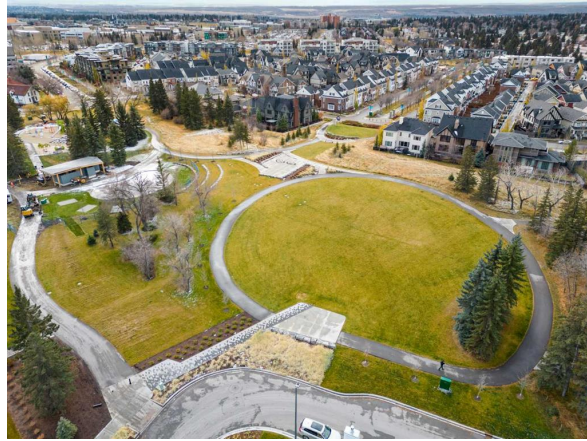
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

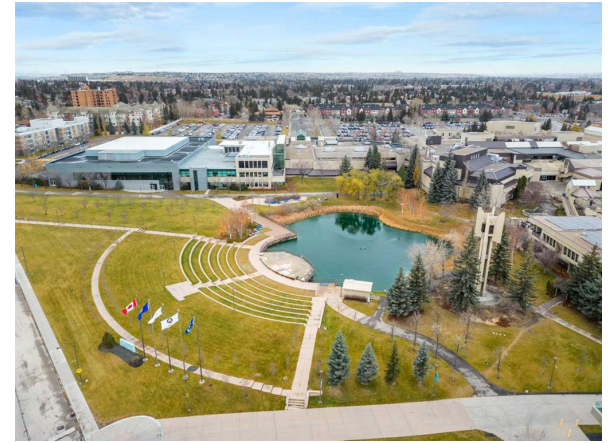












**the rosso**  
a magazine-worthy apartment home

Quesnay at Currie

**Main Features**  
1 Bed | 1 Bath | 527 sq ft  
9' - 10' ceilings

**Why the Rosso?**  
Our difference is in the designer details.

**Why Rohit?**  
A team member of our Designer Network, we have delivered 10+ projects from start to end. Our focus is on the design, construction and delivery of high-quality, multi-unit residential developments. We have over 20 years of experience in the industry and are proud to be a part of the community that we serve.

**This home has been purposefully designed**  
to bring you the best of both worlds: a modern, magazine-worthy apartment home.

RohitCommunities.com

**Rohit**  
COMMUNITIES  
your design headquarters.