

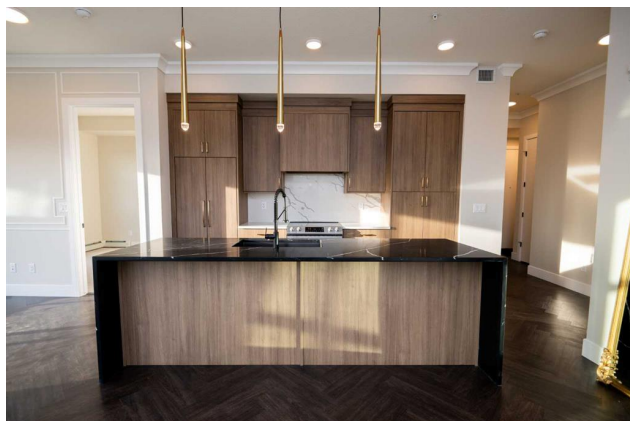


THE
A-TEAM

**RE/MAX
FIRST**

330 DIEPPE Drive #202, Calgary T3E2L4

MLS® #: **A2205358** Area: **Currie Barracks** Listing Date: **03/24/25** List Price: **\$489,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2025**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **938**
 Low Sqft:
 Ttl Sqft: **938**

DOM

13
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof:
 Heating: **Baseboard,Boiler**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**
 Construction: **Aluminum Siding ,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **High Ceilings,Open Floorplan,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	10`11" x 10`11"	Living Room	Main	10`4" x 12`4"
Kitchen	Main	9`0" x 13`4"	Dining Room	Main	8`9" x 8`9"
4pc Ensuite bath	Main	0`0" x 0`0"	Bedroom	Main	10`0" x 9`8"
4pc Bathroom	Main	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee: **\$437** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **TBD**

Remarks

Pub Rmks: **Discover the "Argento" floorplan by award-winning Rohit Homes—a beautifully designed 2-bedroom, 2-bathroom corner unit that offers the perfect balance of style and functionality. Located on the second floor in the sought-after Quesnay at Currie Barracks, this bright and airy home is flooded with natural sunlight, making it an ideal sanctuary for downsizers or anyone seeking a serene, low-maintenance lifestyle. Featuring the sophisticated Neo-Classical color palette, blending timeless elegance with modern finishes.. Designed by the award-winning Louis Duncan-He, the unit includes premium finishes such as 9' ceilings, quartz countertops with a waterfall edge, a quartz backsplash, full-height cabinetry, a stainless appliance package, bespoke light fixtures, and window coverings. The open-concept layout seamlessly integrates the kitchen, dining, and living areas, perfect for both relaxing and entertaining. The spacious primary bedroom includes a private ensuite, while the second bedroom and additional full bath offer comfort and flexibility for guests or a home office. Step outside to enjoy a large SE facing balcony, extending your living space into the outdoors. This pet-friendly and AIRBNB-friendly building offers titled heated underground parking and plenty of visitor spaces. Ideally located minutes from downtown, Mount Royal University, and the vibrant amenities of 17th Ave and Marda Loop, the Argento floorplan is a rare gem. Limited units are available—secure your slice of modern living today! **Photos are taken from existing building of the same models. Not of the exact unit ****

Inclusions:
Property Listed By: **N/A**
Century 21 Bravo Realty

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

