

**208, 330 Dieppe Drive SW
Calgary, Alberta**

MLS # A2165756



\$391,437

Division:	Currie Barracks		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	627 sq.ft.	Age:	2025 (-1 yrs old)
Beds:	1	Baths:	1
Garage:	Guest, Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Water: -

Floors: Carpet, Tile, Vinyl Plank

Sewer: -

Roof: Membrane

Condo Fee: \$ 282

Basement: -

LLD: -

Exterior: Concrete, Wood Frame

Zoning: DC

Foundation: -

Utilities: -

Features: Crown Molding, High Ceilings, Kitchen Island, Quartz Counters

Inclusions: n/a

The "Azurro" floorplan, with 1 bed/1 bath + DEN by 'Rohit Homes' - an award winning home builder for over 35 years. FEATURING: | DESIGN INTERIOR BY AWARD WINNING 'LOUIS DUNCAN HE' | INNER CITY (MINUTES TO DT/WALK TO MRU) | AIR BNB FRIENDLY | PET FRIENDLY | TITLED UNDERGROUND PARKING | Welcome to Quesnay at Currie (PRON. Ke-Nay), located in 'Currie Barracks', a one-of-a-kind historic inner city location. Home to Alexandria park (w/ off leash dog park), enthralled with over 100 years of legacy, over 23 acres of green space creating a vibrant space to live. UPGRADES: 9' ft ceiling, Kitchen cabinets to ceiling, elegant QUARTZ countertops, quartz backsplash, quartz waterfall counters, SS appliances, washer/dryer, Built in chic hood-fan, bespoke light fixtures, window coverings included, A/C rough ins. Step inside and land in an open floorplan that connects kitchen, eating nook and living space seamlessly. KITCHEN FEATURES: waterfall quartz counters, beautiful cabinetry to ceiling, built in SS appliances, island with place for stools, boutique lighting, quartz backsplash, large under mount sink & more. The living room is a great size, with wainscoting, and striking crown molding to your full enjoyment of luxury living. The full bathroom features vanity with quartz counters, tiled right to ceiling, wallpaper fitting to the design interior, and tub/shower combo for the shared bath that has a waterfall shower head and wand. The 1 bedroom a great size. Not to mention, you have your own private balcony space to enjoy. To complete this unit is a den/office space, which is very handy for a busy professional! Don't forget, you have titled heated underground parking, and lots of visitor parking for friends. This is a second floor unit that faces the court yard in the centre of the complex. Located close to Lincoln Park, the Westmount,

ATCO corporate campus, 17 ave shopping/entertainment it makes not only the best place to LIVE, but to BE. Be part of history, in your BOLD NEW CONDO at 'Quesnay at Currie' Calgary's hottest new development. Limited units left, we have others not listed you can choose from. Act now to secure your preferred unit, before its gone!