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613, 330 Dieppe Drive SW  
 Calgary, Alberta

MLS # A2165760



**\$469,700**

<b>Division:</b>	Currie Barracks		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	677 sq.ft.	<b>Age:</b>	2025 (-1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Guest, Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 310
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Crown Molding, High Ceilings, Kitchen Island, Quartz Counters		

**Inclusions:** n/a

Top floor "GIALLO" floorplan, with 2 bed/1 bath 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. 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 2 bedroom are good size. Not to mention, you have your own private balcony space to enjoy. Don't forget, you have titled heated underground parking, and lots of visitor parking for friends. This is a top floor 6th 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!