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602, 370 Dieppe Drive SW  
Calgary, Alberta

MLS # A2196730



**\$599,900**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Currie Barracks  |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                             |               |                  |
| <b>Style:</b>    | Apartment-High-Rise (5+)                                       |               |                  |
| <b>Size:</b>     | 906 sq.ft.   | <b>Age:</b>   | 2024 (1 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Guest, Heated Garage, Off Street, Parkade, Titled, Underground |               |                  |
| <b>Lot Size:</b> | -  |               |                  |
| <b>Lot Feat:</b> | -  |               |                  |

|                    |                               |                   |        |
|--------------------|-------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                     | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile, Vinyl           | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                             | <b>Condo Fee:</b> | \$ 451 |
| <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, Open Floorplan |                   |        |

**Inclusions:** N/A

LUXURY BRAND NEW 'HAUTE CONTEMPORARY' FLOOR PLAN by 'Rohit Homes' - an award winning home builder for over 35 year known for their design interiors. | MOVE IN IMMEDIATELY | DESIGNER INTERIOR 'HAUTE CONTEMPORARY' BY AWARD WINNING 'LOUIS DUNCAN HE' | UPGRADES INCLUDE A/C, HUNTER DOUGLAS WINDOW FITTINGS, DIMMING LED LIGHTS IN EVERY ROOM | INNER CITY (MINUTES TO DT/WALK TO MRU) | INCREDIBLE DOWNTOWN VIEWS & AIR BNB FRIENDLY | PET FRIENDLY | TITLED UNDERGROUND PARKING & STORAGE | Welcome to Quesnay at Currie, 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/FEATURES: 10' ft ceiling, A/C Kitchen cabinets to ceiling, elegant QUARTZ countertops, quartz backsplash and waterfall counters, SS appliances, washer/dryer, Built in appliances, bespoke light fixtures, LVP floor, blinds included) BOLD designer condo features 2 bed, 2 bath, corner unit and spacious 906 sq ft open floor plan to enjoy. The design interior finishes are the 'HAUTE CONTEMPORARY'. Step inside to be greeted by a stunning foyer and make your way to the chefs kitchen which connects seamlessly to the living room. Marvel at the waterfall quartz counters, beautiful cabinetry, and built in appliances. The living room is a great size, with wainscoting, striking crown molding, and floor to ceiling windows that stretch all along this corner unit and flood it with natural light. 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 two bedrooms are a great size. Not to mention, you have your own private balcony space to enjoy. The primary room has its own ensuite that features: Double vanity, walk in shower, toilet and walk in closet space. Don't forget, you have titled heated underground parking (and storage), and lots of visitor parking for friends. 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!