



GRASSROOTS
REALTY GROUP

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206, 330 Dieppe Drive SW
Calgary, Alberta

MLS # A2126616



\$390,575

Division:	Currie Barracks		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	646 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:	\$ 296
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Crown Molding, High Ceilings, Kitchen Island, Quartz Counters		

Inclusions: n/a

LUXURY BRAND NEW APARTMENTS | DESIGNER INTERIORS BY AWARD WINNING 'LOUIS DUNCAN HE' | INNER CITY (MINUTES TO DT/WALK TO MRU) | AIR BNB FRIENDLY | PET FRIENDLY | TITLED UNDERGROUND PARKING | 1 BED + DEN | 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/FEATURES: 9' ft ceiling, 8' doors, Kitchen cabinets to ceiling, elegant QUARTZ countertops, quartz backsplash, quartz waterfall counters, SS appliances, washer/dryer, Built in chic hood-fan, bespoke light fixtures, LVP floor, blinds included, A/C rough ins. 'THE AMBRA' BOLD designer condo features 1 bed + DEN, 1 bath, and spacious open floor plan to enjoy. At this stage, you can still pick your design interior finishes (limited time!). Step inside, and fall in love to the high 10ft ceilings and nearly floor-to-ceiling windows that leave the place sunny, and inviting. The chefs kitchen connects seamlessly to the living room, which offers waterfall quartz counters, beautiful cabinetry, built in appliances. 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 you choose (limited time), and tub/shower combo 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. Don't forget, you have titled heated underground parking, and lots of visitor parking for friends. This is a second floor unit. There is a bike storage room in the building and a great place to go with a bike, or your

dog, would be Alexandria's off leash dog park. 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 (starting from \$315k) you can choose from. Act now to secure your preferred unit, before its gone!