

**509, 370 Dieppe Drive SW  
Calgary, Alberta**

**MLS # A2200386**



**\$450,000**

<b>Division:</b>	Currie Barracks		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	766 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	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>	-	<b>Condo Fee:</b>	\$ 381
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Crown Molding, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Vinyl Windows		
<b>Inclusions:</b>	Entry Fob		

A rare blend of style and history &mdash; Welcome to The Quesnay at Currie. This 2 bed, 2 bath suite offers an elevated living experience in Calgary's iconic Currie Barracks. Benefit from every upgrade you could ask for - Air conditioning, titled storage locker and the serene and textural Ethereal Zen interior designed by award-winning designer Louis Duncan-He. Large windows frame unobstructed views of the downtown skyline, infusing the space with natural light and creating a warm, inviting atmosphere. The kitchen showcases waterfall quartz countertops and panelled Fisher & Paykel appliances, while custom light fixtures and a feature wall add a designer's touch. The spacious primary bedroom includes a walk-in closet and an ensuite finished beautifully with a double vanity and glass shower. With a private balcony, upgraded air conditioning, an additional storage locker, and a titled underground parking stall, this suite is equipped for comfortable, convenient living. Situated in the historic Currie Barracks, this suite provides access to green spaces, bike paths, and easy commutes downtown. Perfect for young professionals, downsizers, and first-time buyers seeking an upscale home in Calgary's inner city &mdash; schedule a private viewing today to experience it firsthand!