

3957 Quesnay Wood Drive SW  
Calgary, Alberta

MLS # A2189862



## \$808,395

<b>Division:</b>	Currie Barracks		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,273 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Aggregate, Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 324
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** Window Coverings

Welcome to Billy - Newly built 4th & FINAL PHASE townhomes in Currie, by Anthem Properties. New construction, 3-bedroom townhome with Late 2025/early 2026 completion. High quality construction and many inclusions in the home; quartz counters in kitchen and bathrooms, LVT flooring throughout main living area, 9' ceilings on main living area, plenty of storage space, oversized kitchen, oversized balcony, plus additional front patio space. AC rough in and all window coverings are included! Upper floor washer and dryer are included, as well as full kitchen appliance package including gas range and chimney hood fan. Oversized double car attached garages for your convenience. The home boasts huge, oversized windows, many of them opening to allow in fresh air and sunlight. Experience the best of Currie, with top-rated schools, parks (including dog park), restaurants, heritage buildings, innovative mixed-use spaces, and just an 8-minute drive to downtown! (Note: Photos & virtual tour are of a show home with similar layout and is an approximation of the property for sale)