

# \$808,395 - 3957 Quesnay Wood Drive Sw, Calgary

MLS® #A2189862

**\$808,395**

3 Bedroom, 3.00 Bathroom, 1,273 sqft

Residential on 0.04 Acres

Currie Barracks, Calgary, Alberta

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)

Built in 2024

## Essential Information

MLS® # A2189862

Price \$808,395

Bedrooms 3



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,273
Acres	0.04
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	3957 Quesnay Wood Drive Sw
Subdivision	Currie Barracks
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 8H6

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Aggregate
# of Garages	2

### Interior

Interior Features	Double Vanity, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Oven
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	January 24th, 2025
Days on Market	119
Zoning	DC

**Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.