



GRASSROOTS
REALTY GROUP

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3957 Quesnay Wood Drive SW
Calgary, Alberta

MLS # A2189862



\$808,395

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

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

Inclusions:	Window Coverings
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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)