

# \$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 | 137                |
| Zoning         | DC                 |

**Listing Details**

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

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.