

132 Quesnay Wood Link SW  
Calgary, Alberta

MLS # A2319355



## \$666,645

<b>Division:</b>	Currie Barracks		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,450 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 317
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

**Inclusions:** N/A

1,450 SQ.FT. | 4-BED or (3 + DEN) | 2.5 BATH | DOUBLE ATTACHED GARAGE | NEW HOME WARRANTY | LOW CONDO FEES | This brand-new townhome by Anthem Properties delivers exceptional value in Currie - one of Calgary's most dynamic inner-city communities. This 4-bedroom (or 3 + large den) home features quartz countertops, durable LVP flooring, 9' ceilings, and an oversized kitchen made for both cooking and gathering. Enjoy the large front patio and private upper balcony - perfect for morning coffee or evening downtime. Additional features include a double attached garage, AC rough-in, window coverings, a full appliance package with gas range and chimney hood fan, and upper-level washer and dryer. Large, operable windows flood the home with natural light and fresh air. With room to live, work, and grow, this home offers modern comfort in a walkable community filled with parks, playgrounds, top-rated schools, heritage character, and local restaurants - just 8 minutes from downtown. Book your showing today! (Note: photos are of previous showhome with similar layout and may not reflect the exact finishes of the unit for sale.)