

# QUESNAY

AT CURRIE



**Rohit**<sup>™</sup>  
COMMUNITIES

• your designer homebuilder<sup>™</sup>

**BILD**  
CALGARY REGION  
**AWARDS**  
2022

— WINNER —

Best Multi-Family  
Community Concept



# Vibrant, Inner City Living in Currie





## Linking past, present and future in one brilliant setting

Currie is a one-of-a-kind community in a historic, inner-city Calgary location. Minutes from all the conveniences of modern life and steeped in heritage, Currie creates rich and diverse connections for Calgarians. Live vibrantly surrounded by shopping, restaurants, parks, and entertainment.

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# Surrounded by Heritage

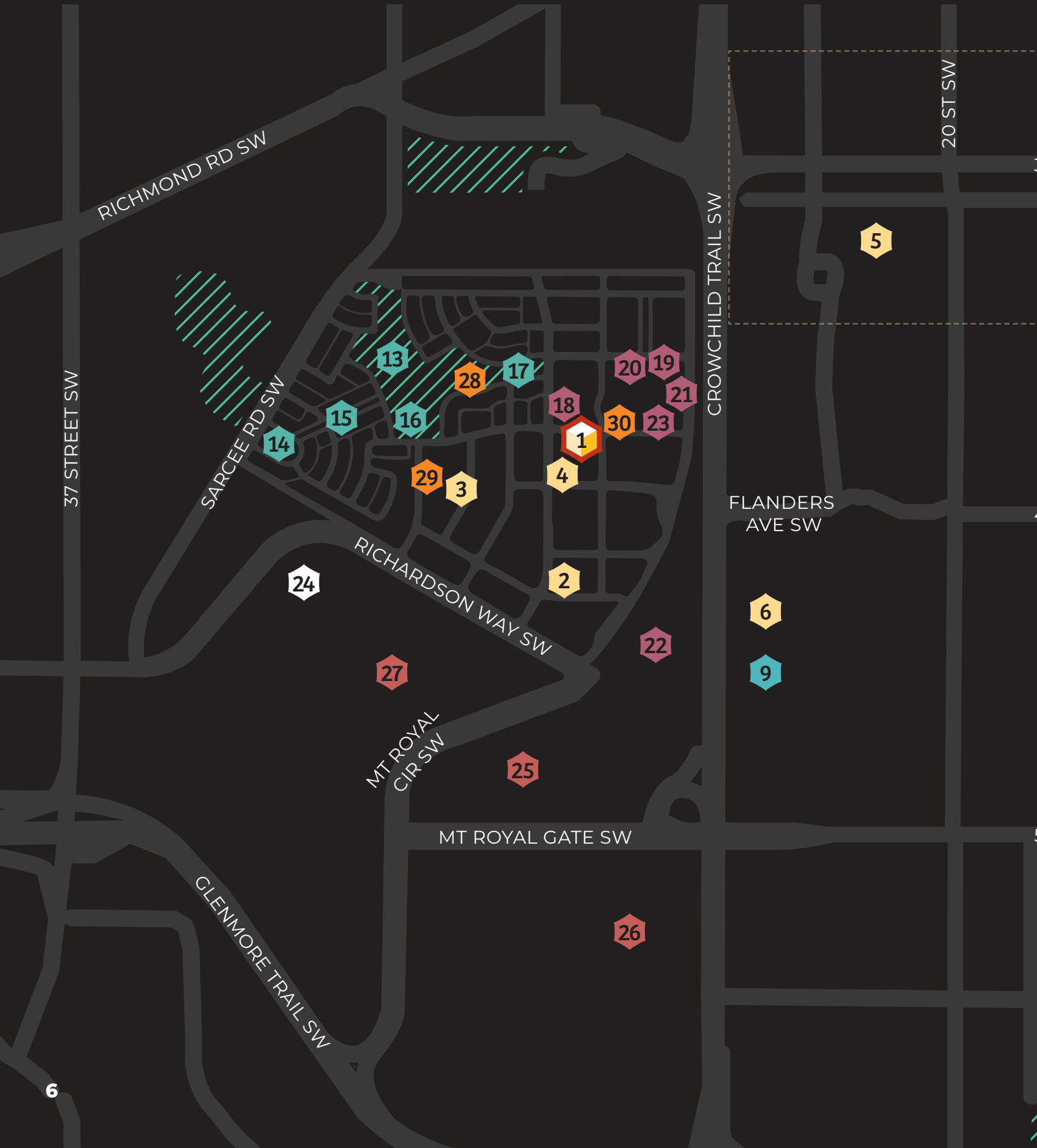
Currie is a community built on nearly 100 years of optimism, momentum, and growth. Since its origins as a Canadian Armed Forces Base built in the 1930s, the area has been continually reimagined as the world changed around it. Today it retains a sense of this history while providing a vibrant, contemporary home to a new generation of Calgarians.

Currie acknowledges the traditional territories of the Blackfoot and the people of the Treaty 7 region in Southern Alberta, which includes the Siksika, the Piikani, the Kainai, the Tsuut'ina and the Stoney Nakoda First Nations, including Chiniki, Bearspaw, and Wesley First Nation.

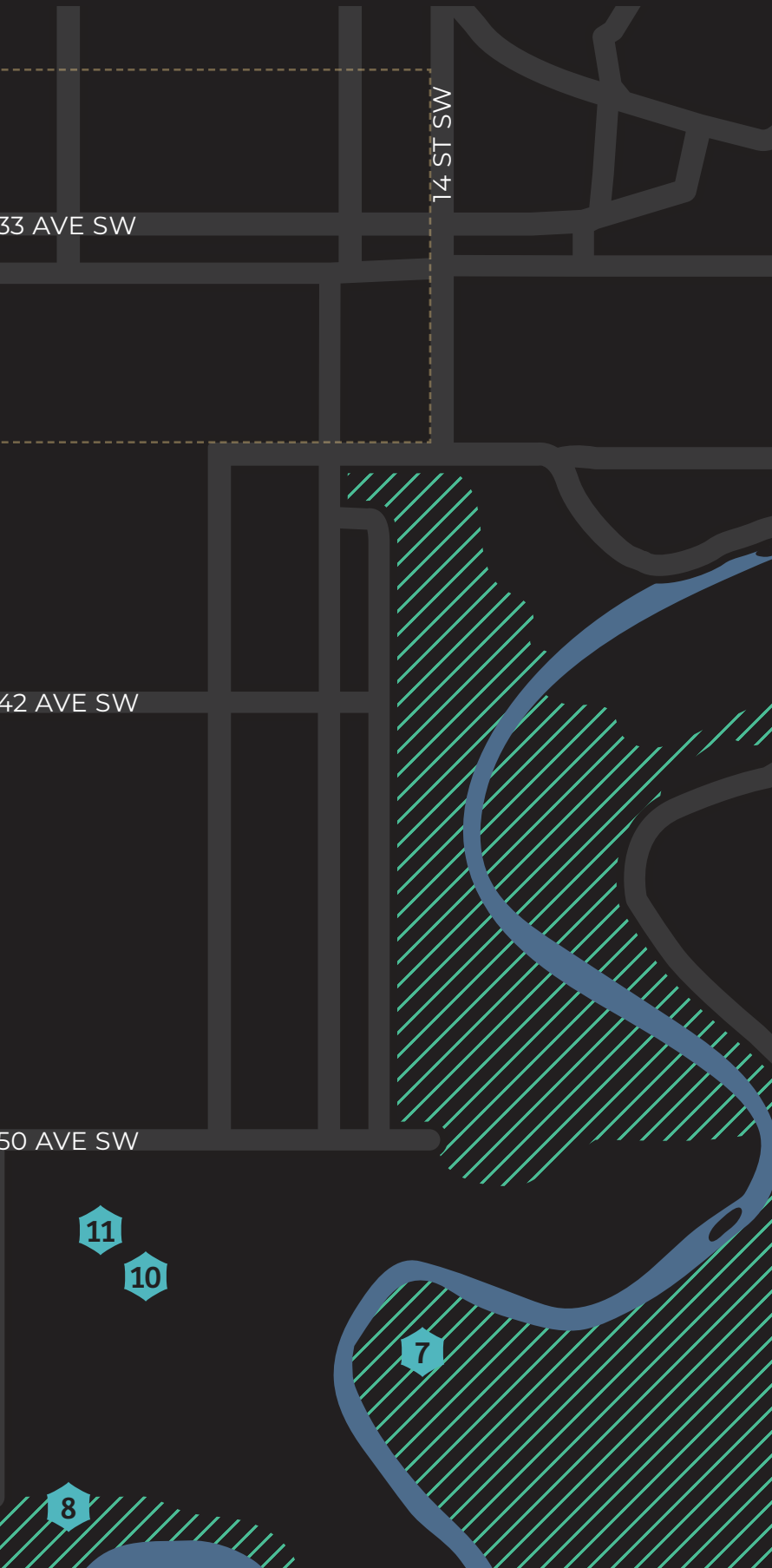




OUR COMMUNITY







**ROHIT COMMUNITIES**

**1** Quesnay at Currie

**FOOD & DRINKS & ENTERTAINMENT**

- 2** Wild Rose Brewery
- 3** The Inn on Officers' Garden
- 4** Burwood Distillery
- 5** Marda Loop
- 6** The Military Museums

**GOLF, HOCKEY & ATHLETICS**

- 7** Calgary Golf and Country Club
- 8** Lakeview Golf Course
- 9** Flames Community Arenas
- 10** Stu Peppard Arena
- 11** Glenmore Athletic Park

**PARK, PLAYGROUNDS & PATHWAYS**

- 13** Alexandria Park
- 14** Valour Park
- 15** Victoria Cross Park
- 16** Airport Playground
- 17** Currie Bark Park

**SCHOOLS**

- 18** Clear Water Academy
- 19** Banbury Crossroads School
- 20** New Heights School & Learning Services
- 21** Access Academy
- 22** Bishop Carroll High School
- 23** North Point School for Boys

**HIGHER EDUCATION**

**24** Mount Royal University

**WORK**

- 25** Westmount Corporate Campus
- 26** ATCO Campus
- 27** Lincoln Park

**HISTORICAL SPACES**

- 28** Trasimene Heritage Walk
- 29** Officers' Mess Garden
- 30** The Parade Square

# Convenient Inner City Location

Currie is only a 7-minute drive from downtown or a 15-minute bike ride, making your commute to the office easier. After work, experience the best in shopping, dining, and entertainment Calgary has to offer at nearby Marda Loop and 17<sup>th</sup> Avenue SW Retail and Entertainment District.

On the weekends, enjoy some leisure time at any of the three popular golf courses nearby: Earl Grey Golf Club, Calgary Golf and Country Club, and Lakeview Golf Course. Or, stop by Grey Eagle Resort and Casino with some friends.









# Our Favourite Gathering Places







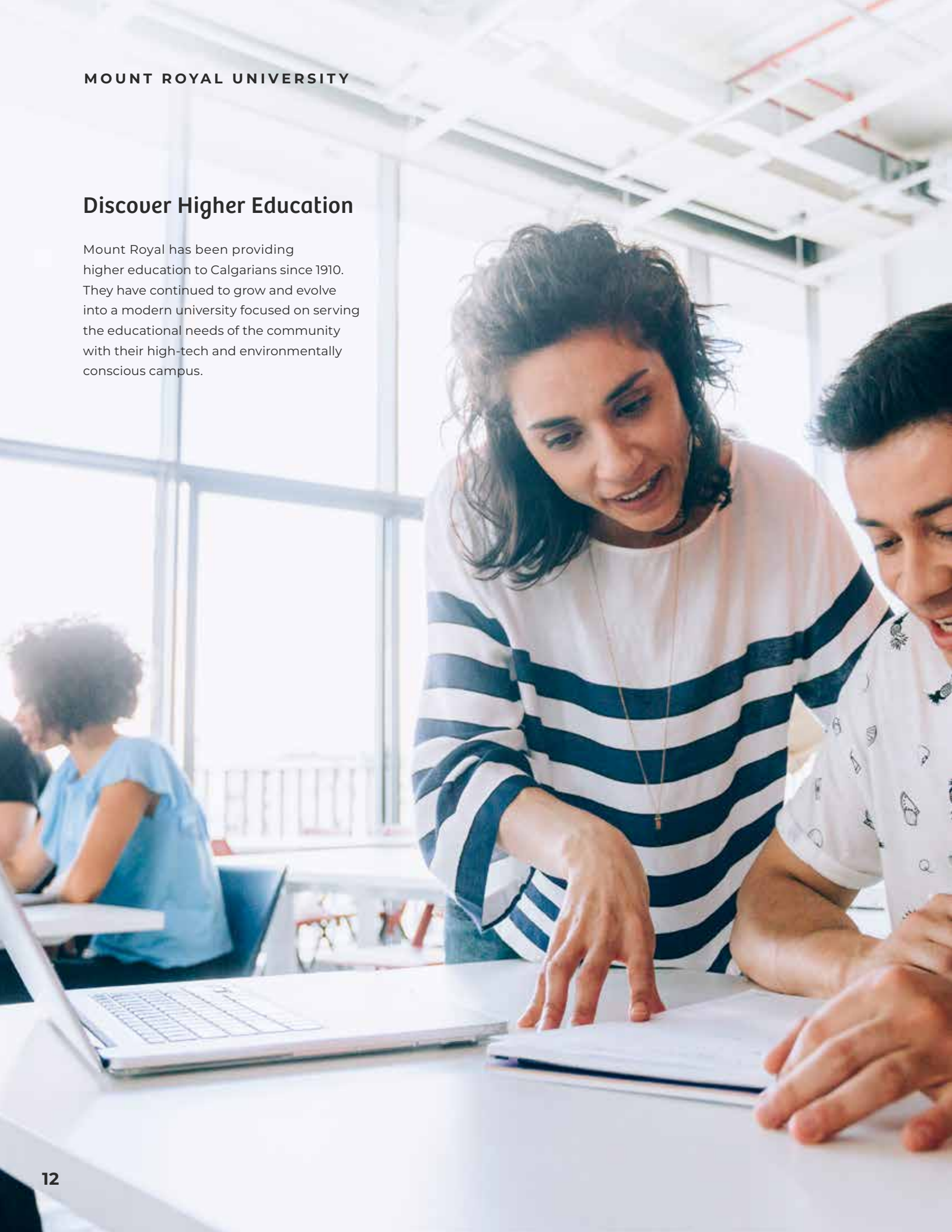
## The Inn on Officers' Garden, Burwood Distillery, and Wild Rose Brewery

The Inn on Officers' Garden has been a place for Currie residents to gather since the 1930s, when it was the Officers' Mess Hall in the Currie Barracks Canadian Armed Forces Base. Today it is joined by Burwood Distillery and Wild Rose Brewery as a warm and welcoming place to share food, drinks, and good times with friends and loved ones.



## **Discover Higher Education**

Mount Royal has been providing higher education to Calgarians since 1910. They have continued to grow and evolve into a modern university focused on serving the educational needs of the community with their high-tech and environmentally conscious campus.







## MARDA LOOP



# Shopping, Dining, and More

Over 150 fun and diverse retail businesses are only minutes away in Marda Loop. Find restaurants, boutique shopping, personal care services, and more in the walkable heart of southwest Calgary.



## WORK NEXT DOOR



## Say Goodbye to your Commute

With Lincoln Park, the Westmount and ATCO corporate campuses only five minutes away, you can cut your commute and be home for lunch too.





## BEYOND ENTERTAINMENT



### Local Services at your Doorstep

Checking items off your to do list is easier and more convenient than ever. Local Currie businesses include several gyms, doctors' offices, financial services, real estate offices, and health and wellness businesses.



## THE GREAT OUTDOORS



### Acres of Green to Explore

There's lots of room to play in Currie with 23 acres of green space. The heart of the community is Alexandria Park, which features an off-leash Bark Park, playground, walking paths, and an amphitheatre among beautiful greenery.

Just outside of Currie there's even more to explore. Heritage Park Historical Village is a living history museum set on 127 acres of scenic greenspace. The ever-popular North Glenmore Park sits on the north side of Calgary's reservoir and is home to the Calgary Canoe Club and Calgary Rowing Club. The park has tennis courts, picnic sites, BBQs, and fire pits in the summer, with ice skating and cross country skiing in the winter. And to truly immerse yourself in nature, visit Weaselhead Flats near the Elbow River. This park has 585 acres of hiking, wildlife, and adventure.



### Access Quality Education

The area offers the choice of many wonderful schools, each with their own special offerings. There are five schools located within the community and 18 others nearby. Schools are available from kindergarten to grade 12, in English and French, with programs for ESL students, students on the autism spectrum, and religious programs.







QUESNAY AT CURRIE

# Discover our Designer Condos







# Exclusive Designer Interiors™ from Louis Duncan-He

## Bring that feeling home

We strongly believe that everyone should be able to fall in love with their home. That every detail—every little flourish—speaks to why your home is your home.

That's why we're collaborating with celebrated interior designer Louis Duncan-He to make the home you're dreaming about a reality, all while being easily attainable.

Which is why we're excited about these brand-new Designer Interiors™. Everyone has their own personal style that is reflected in where they live. Now, it's easier than ever to find that perfect fit and find a home that lets you live beautifully.

## About Louis

Louis is an award-winning designer based in Calgary. His distinctive interior designs have earned him numerous accolades, including being named one of Coveted Magazine's top international designers for 2020 and making Avenue Magazine's 2019 Top 40 Under 40 list.

He's also served as a columnist for Canadian Reno + Decor and has been featured in House & Home, Architectural Digest, Style at Home and Western Living. Louis is excited to be collaborating with Rohit and has created three new, unique, Designer Interiors™.



LOUIS DUNCAN-HE | DESIGNS



**“Effortless with just  
the right amount  
of distinction”**

- Louis Duncan-He



HOUSE&HOME

AD

ARCHITECTURAL DIGEST

styleathome

NEW DESIGNER INTERIORS™

# NEOCLASSICAL REVIVAL



Argento - 2 Bedroom Suite

**Neoclassical Revival** draws from timeless design elements that create an elegant, timeless look. White and cream hues are complemented with black, gold and walnut accents that evokes a luxurious, yet refined, feel.

**TIMELESS  
CLASSIC  
ELEGANT  
POISED  
EXQUISITE  
GRACE  
LUXURY  
TASTEFUL**





Argento Living Room



Argento Primary Bedroom



Verde - 1 Bedroom + Den Suite



Verde Living Room



Verde Bedroom



Argento Ensuite



Verde Main Bathroom

NEW DESIGNER INTERIORS™

# ETHEREAL ZEN



Argento - 2 Bedroom Suite

**Ethereal Zen** combines calm, natural colours with textured design elements. Discover a home that is laidback, natural and stylish.

**NATURAL  
ORGANIC  
TEXTURAL  
LAYERED  
TONAL  
SERENE  
ARTISAN  
BEAUTIFUL**





Argento Living Room



Argento Primary Bedroom



Verde - 1 Bedroom + Den Suite



Verde Living Room



Verde Bedroom



Argento Ensuite



Verde Main Bathroom

NEW DESIGNER INTERIORS™

# Haute HAUTE CONTEMPORARY



Argento - 2 Bedroom Suite

**Haute Contemporary** is a confident style that fuses together dynamic, bold colours with distinctive patterns and finishes to create a striking and stylish design that draws inspiration from high fashion.

**BOLD  
CHIC  
HIGH IMPACT  
VISCERAL  
FASHION  
STYLISH  
ELEVATED  
INNOVATIVE**





Argento Living Room



Argento Primary Bedroom



Verde - 1 Bedroom + Den Suite



Verde Living Room



Verde Bedroom



Argento Ensuite



Verde Main Bathroom

# Stylish and Sleek

Impress your friends and family when you welcome them into the modern lobby. With gold accents, brass elevator doors, angled ceiling treatment, and a one-of-a-kind, handmade sofa centrepiece, you'll enjoy the luxe entrance of a boutique hotel every day. The ambiance follows throughout the common areas to the doorway of your suite.





## EXTENSIVE ARCHITECTURAL DETAILING



Quesnay features extensive landscaping and a terraced common area where you can lounge in the sunshine or meet with neighbours and friends. Each suite comes with a private balcony or patio, perfect for enjoying a morning coffee or relaxing at the end of a long day.



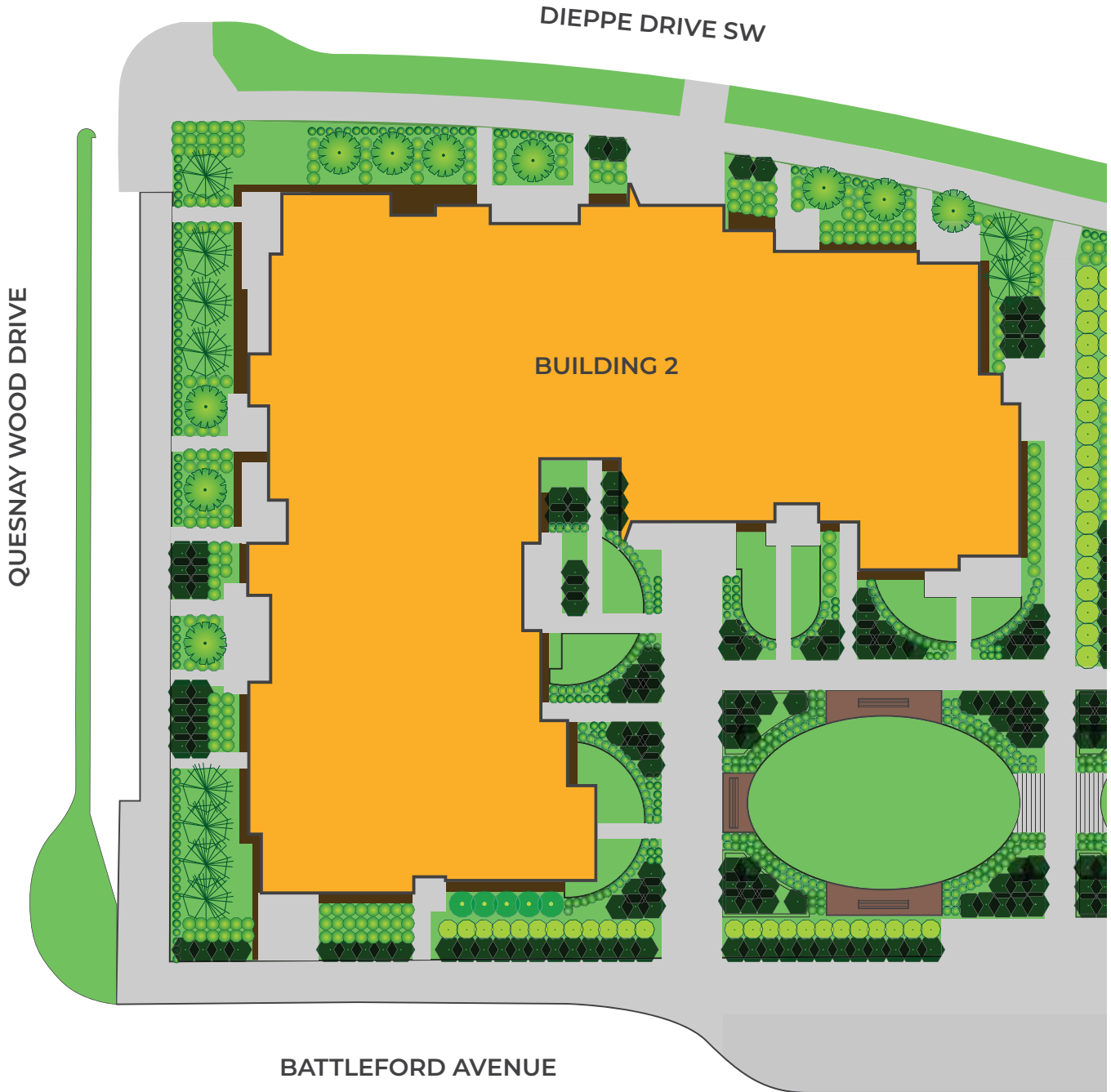
Artist's renders for illustrative purposes only. Actual finishes may vary.

QUESNAY AT CURRIE





QUESNAY AT CURRIE



FLOOR PLATES

**BUILDING 2**  
330 DIEPPE  
DRIVE SW

MODEL LEGEND

**1 BEDROOM**

- ◆ Rosa
- ◆ Rosso

**1 BEDROOM + DEN**

- ◆ Ambra
- ◆ Azzuro
- ◆ Grigio
- ◆ Verde

**2 BEDROOM**

- ◆ Argento
- ◆ Giallo
- ◆ Nero
- ◆ Oro

**1<sup>ST</sup> FLOOR**



**2<sup>ND</sup> FLOOR**





FLOOR PLATES

**BUILDING 2**  
330 DIEPPE  
DRIVE SW

MODEL LEGEND

**1 BEDROOM**

- ◆ Rosa
- ◆ Rosso

**1 BEDROOM + DEN**

- ◆ Ambra
- ◆ Azzuro
- ◆ Grigio
- ◆ Verde

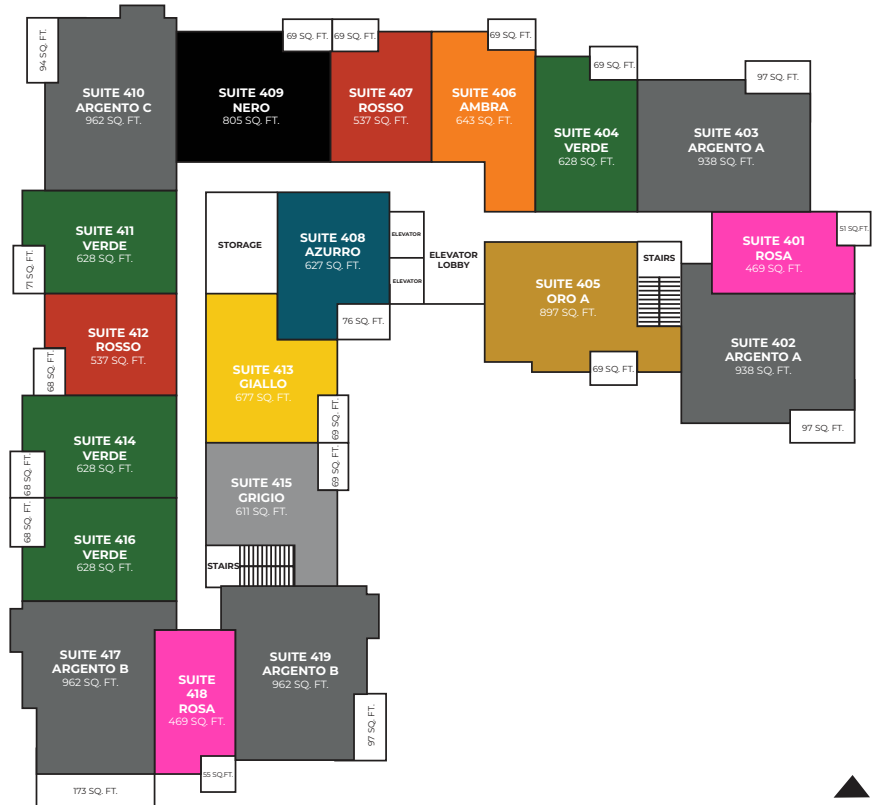
**2 BEDROOM**

- ◆ Argento
- ◆ Giallo
- ◆ Nero
- ◆ Oro

**3<sup>RD</sup> FLOOR**



**4<sup>TH</sup> FLOOR**



FLOOR PLATES

**BUILDING 2**  
330 DIEPPE  
DRIVE SW

MODEL LEGEND

**1 BEDROOM**

- ◆ Rosa
- ◆ Rosso

**1 BEDROOM + DEN**

- ◆ Ambra
- ◆ Azzuro
- ◆ Grigio
- ◆ Verde

**2 BEDROOM**

- ◆ Argento
- ◆ Giallo
- ◆ Nero
- ◆ Oro

**5<sup>TH</sup> FLOOR**



**6<sup>TH</sup> FLOOR**



Artist's renderings are conceptual only and are subject to change without notice. Dimensions are approximate and may vary in actual building. No guarantee is made that the facilities or features shown will be built, or if built, will be of the same type, size, or nature depicted as seen in the showhome or on this material. Windows are subject to change with elevation. As of March 31, 2023.

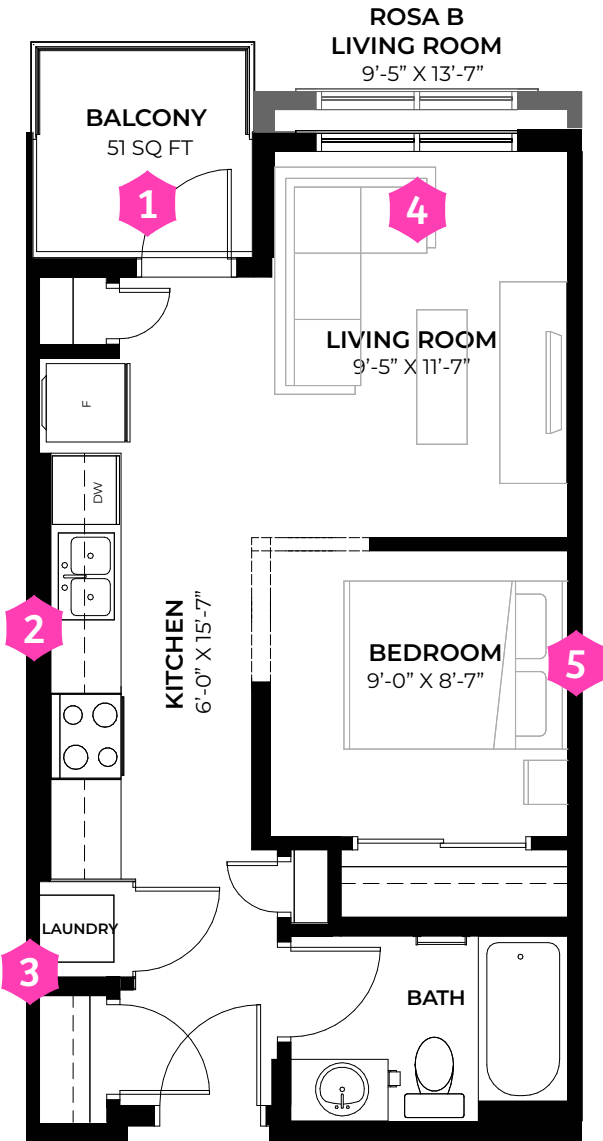




FLOOR PLANS

**THE ROSA**

1 BED, 1 BATH  
**ROSA A 469 SQ FT | ROSA B 496 SQ FT**  
 9' - 10' CEILINGS



**1** The Rosa apartment home comes standard with its own **private balcony**. Ideal for a bbq, enjoying a quiet morning coffee or an after-work beverage.



**2** The kitchen is purposefully designed to have **expansive countertops and storage** for a bachelor suite and includes a dedicated pantry.



**3** The Rosa comes standard with an **in-suite laundry**. The full-sized washer and dryer are placed away from the living areas to minimize any disruption.



**4** To make the home feel open and airy, we added large windows in the living room to allow for plenty of **natural light**.

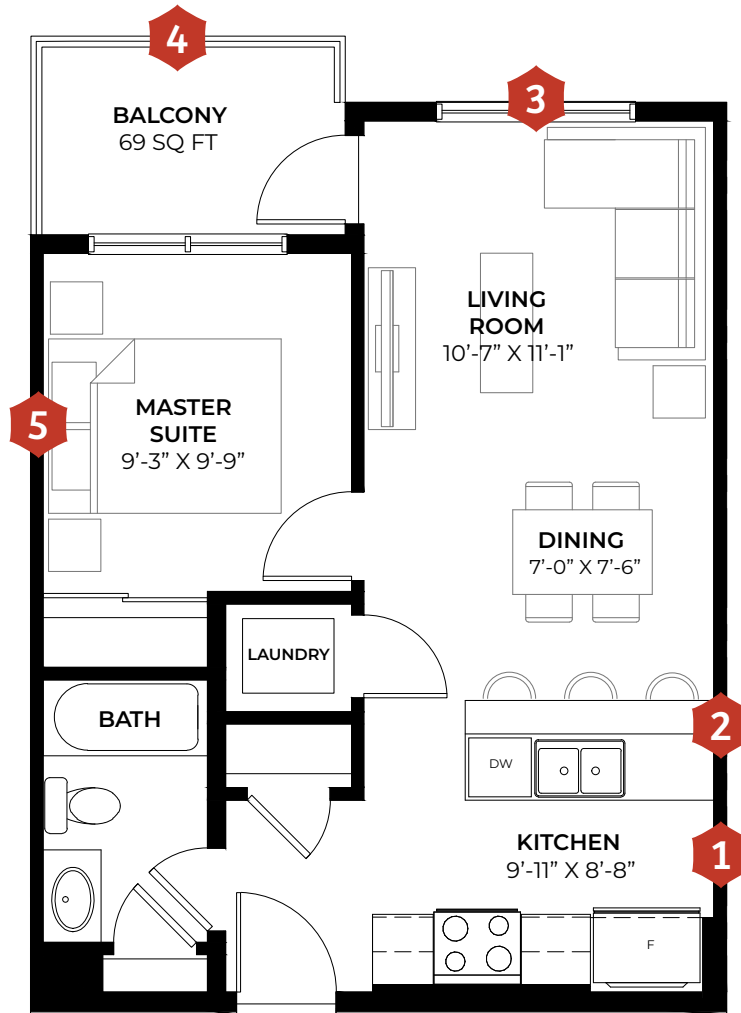


**5** This **spacious master bedroom** is designed to fit a queen-size bed with room to spare and is complemented by a large closet.

## FLOOR PLANS

# THE ROSSO

1 BED, 1 BATH, 537 SQ FT  
9' - 10' CEILINGS



**1** The Rosso kitchen is designed for maximum efficiency. Using the **kitchen work triangle rule**, movement between the fridge, stove and sink is minimized.



**2** Designed to be the centre-piece of the kitchen, the elongated **kitchen island** lets owners cook, snack and entertain all from the one location.



**3** To make the home feel open and airy, we added large windows in the living room and bedroom to allow for plenty of **natural light**.



**4** The Rosso apartment home comes standard with its own **private deck**. Picture summer bbqs, leisurely brunches and evenings spent sipping cocktails in your own oasis.



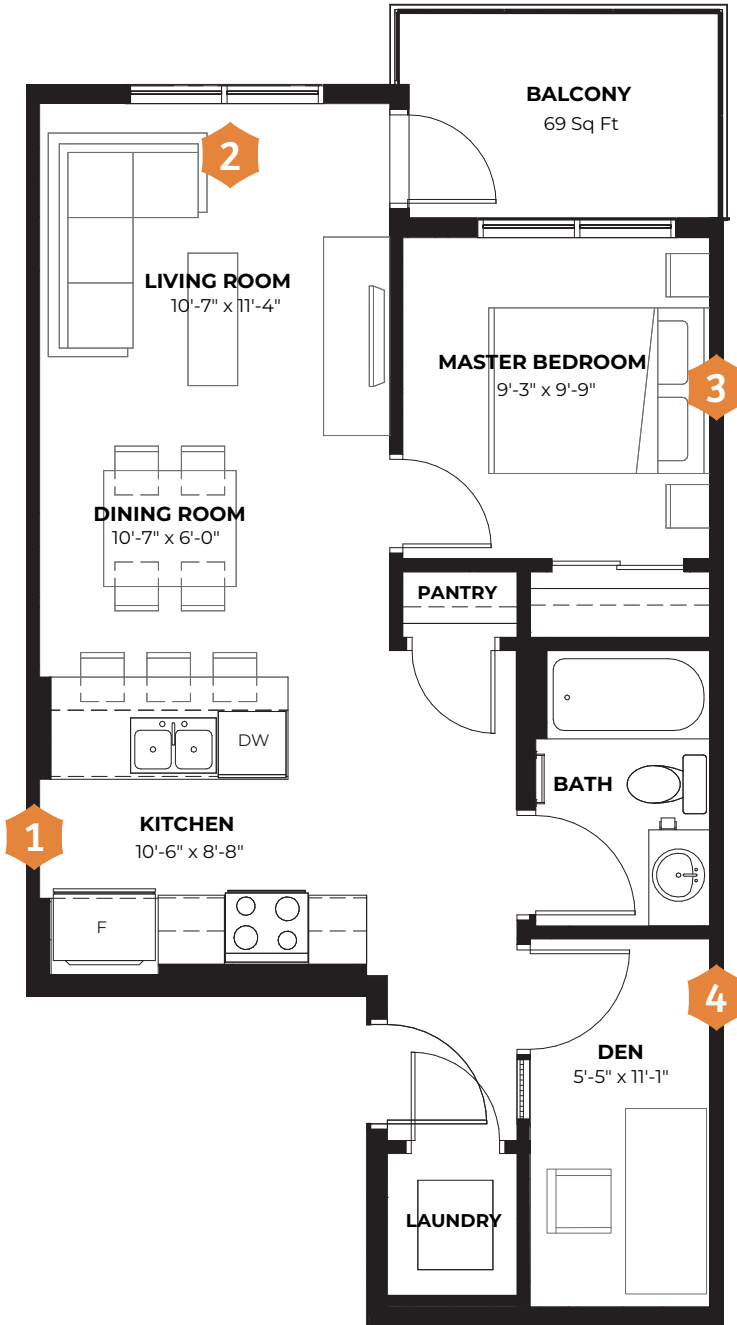
**5** This **spacious master bedroom** is designed to fit a queen-size bed and two night stands with room to spare.



## FLOOR PLANS

# THE AMBRA

1 BED + DEN, 643 SQ FT  
9' - 10' CEILINGS



**1** The Ambra apartment home comes with a **central kitchen and large island**. Whether you're whipping up a light snack during your favourite movie or entertaining family and friends, you'll never miss a moment of the action.



**2** To make the home feel open and airy, we added large windows in the living room to allow for plenty of **natural light**.



**3** This **spacious master bedroom** is designed to fit a queen-size bed and two night stands with room to spare.

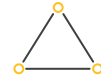
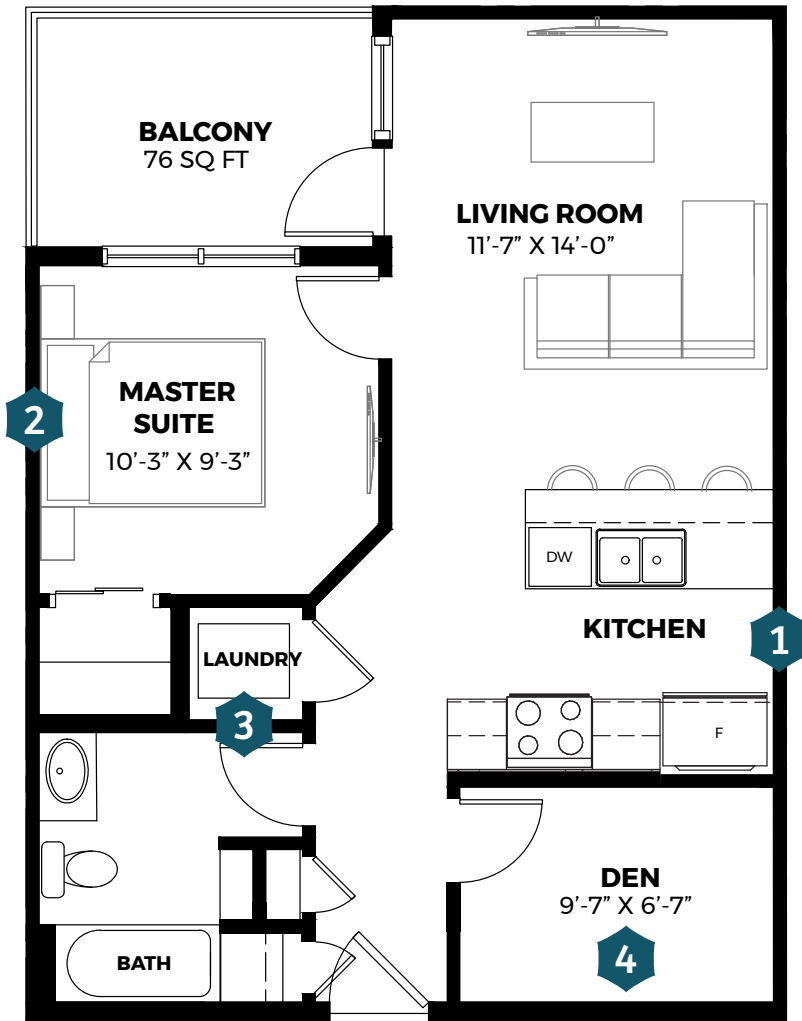


**4** Your **private den** has the flexibility to be a home-office, yoga studio, gaming station or just a quiet place for you to be you.

## FLOOR PLANS

# THE AZZURO

1 BED + DEN, 627 SQ FT  
9' - 10' CEILINGS



**1** The Azzuro kitchen is designed for maximum efficiency. Using the **kitchen work triangle rule**, movement between the fridge, stove and sink is minimized.



**2** This **spacious master bedroom** is designed to fit a queen-size bed and two night stands with room to spare.



**3** **In-suite laundry** is purposefully designed to be in a convenient central location so that you never have far to go.



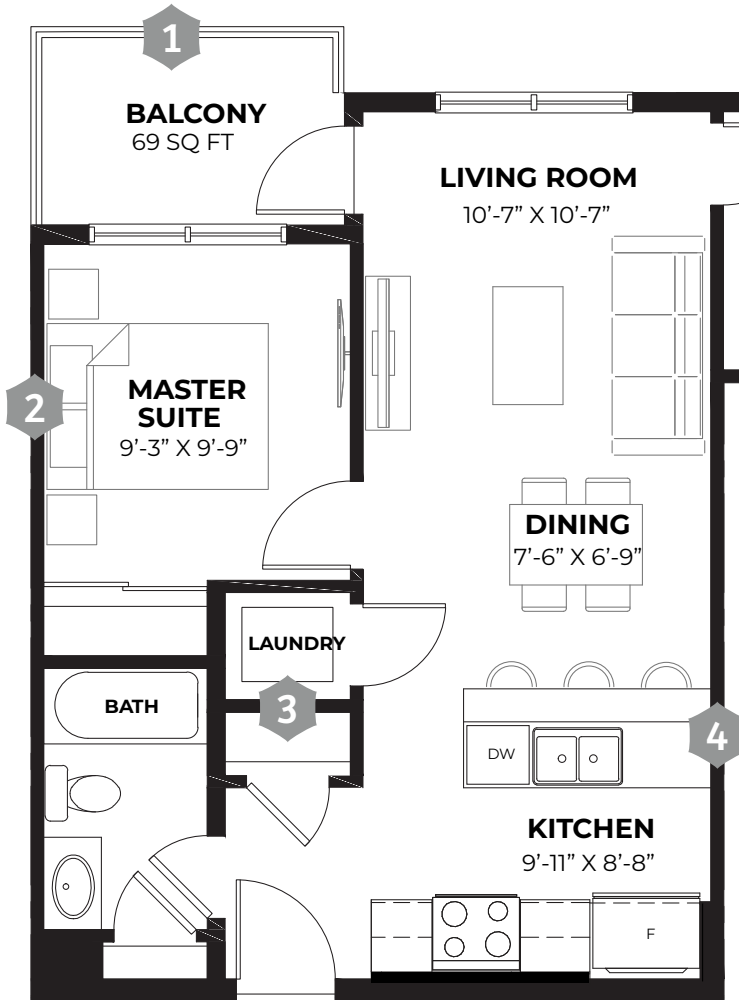
**4** The **multi-functional den** is your special space for a home-office, yoga, library, gaming or as a hobby room.



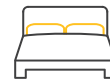
## FLOOR PLANS

# THE GRIGIO

1 BED + DEN, 611 SQ FT  
9' - 10' CEILINGS



**1** The Grigio apartment home comes standard with its own **private deck**. Your space for bbqs, leisurely brunches and evenings spent sipping cocktails in your own oasis.



**2** This **spacious master bedroom** is designed to fit a queen-size bed and two night stands with room to spare.



**5** You wanted space for your office, to practice yoga or play your games. The purposefully designed **multi-functional den** is exactly what you need.



**4** A **spacious eating bar** designed for cooking and hosting at the same time.

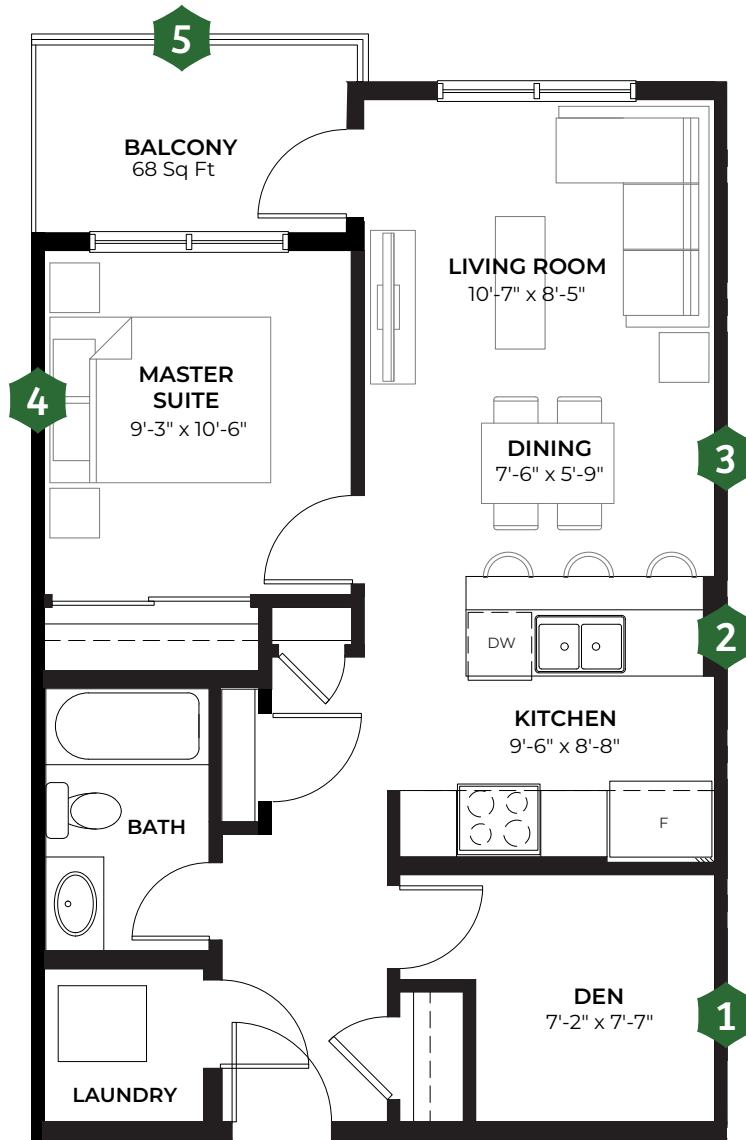


**3** **In-suite laundry** is purposefully designed to be in a convenient central location so that you never have far to go.

## FLOOR PLANS

# THE VERDE

1 BED + DEN, 628 SQ FT  
9' - 10' CEILINGS



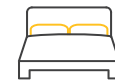
**1** You wanted space for your office, to practice yoga or play your games. The purposefully designed **multi-functional den** is exactly what you need.



**2** Designed to be the centre-piece of the kitchen, the elongated **kitchen island** lets owners cook, snack and entertain all from the one location.



**3** A purposefully designed central **dining area** lets you entertain or have family meals while being in the heart of the open concept floorplan.



**4** This **spacious master bedroom** is designed to fit a queen-size bed and two night stands with room to spare.

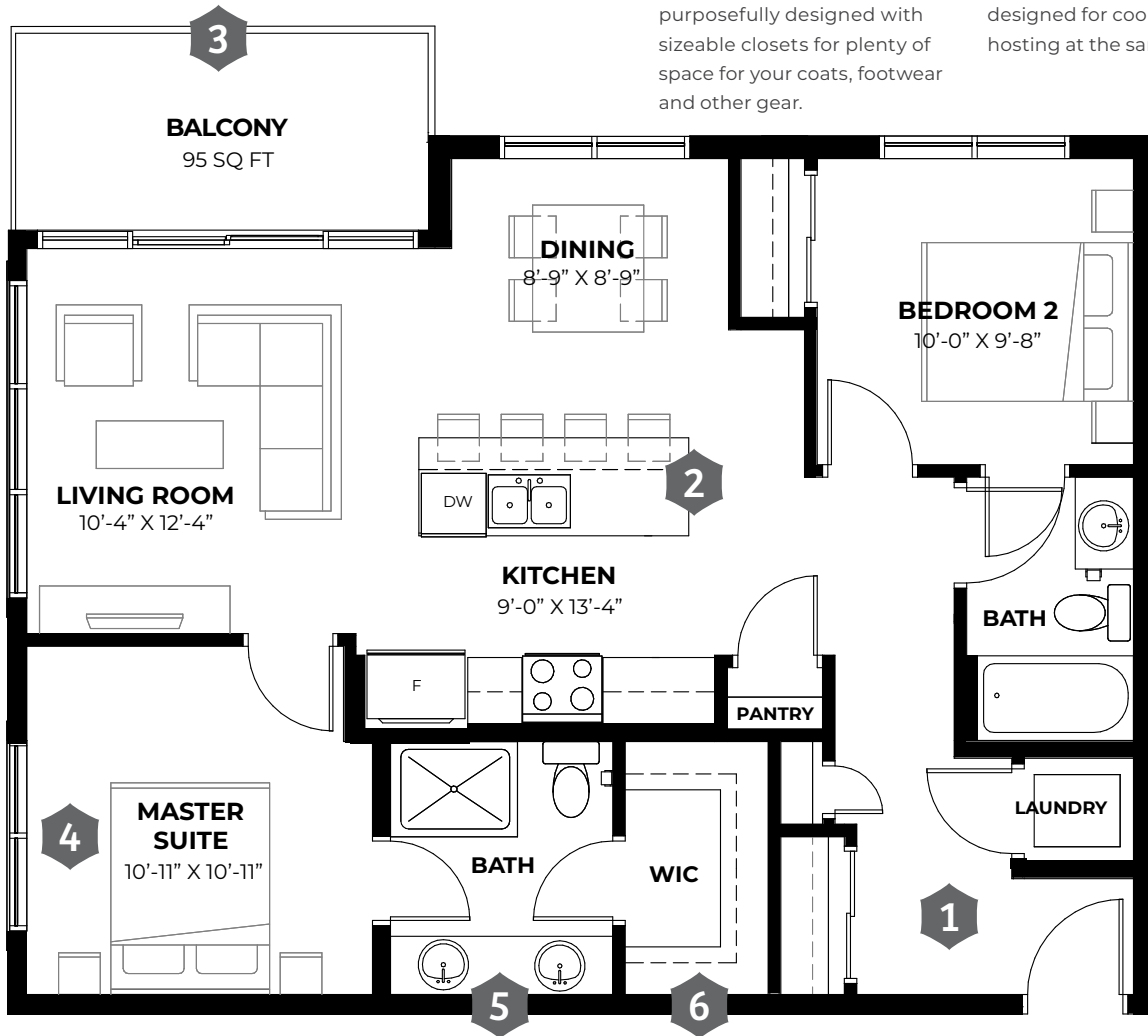


**5** The Verde apartment home comes standard with its own **private deck**. Picture summer bbqs, leisurely brunches and evenings spent sipping cocktails in your own oasis.

FLOOR PLANS

# THE ARGENTO A

2 BEDS, 2 BATHS  
**ARGENTO A V1** 940 SQ FT  
 9' - 10' CEILINGS



**1** The **welcoming foyer** is purposefully designed with sizeable closets for plenty of space for your coats, footwear and other gear.

**2** A **spacious eating bar** designed for cooking and hosting at the same time.



**3** The Argento apartment home comes standard with its own **private deck**. Picture summer bbqs, leisurely brunches and evenings spent sipping cocktails in your own oasis.



**4** To make the home feel open and airy, we added large windows in the living room and bedrooms to allow for plenty of **natural light**.



**5** Owners will love the **dual sinks and large shower** in their private ensuite bathroom.



**6** Ideal for couples and downsizers, the **large master walk-in closet** offers plenty of space for everyone.



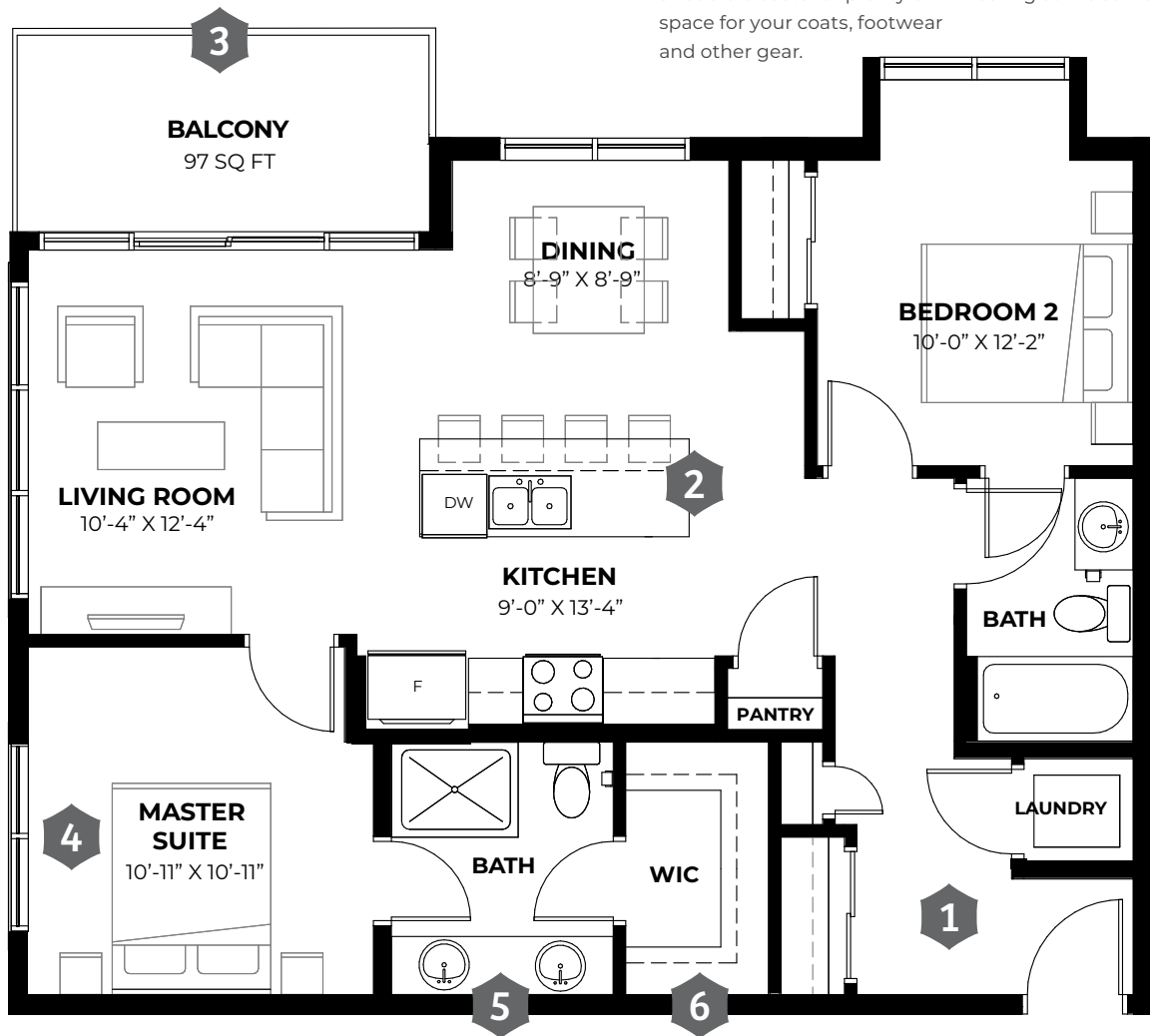
FLOOR PLANS

# THE ARGENTO B+C

2 BEDS, 2 BATHS  
**ARGENTO B VI** 962 SQ FT  
 9' - 10' CEILINGS



- 1** The **welcoming foyer** is purposefully designed with sizeable closets for plenty of space for your coats, footwear and other gear.
- 2** A **spacious eating bar** designed for cooking and hosting at the same time.



- 3** The Argento apartment home comes standard with its own **private deck**. Picture summer bbqs, leisurely brunches and evenings spent sipping cocktails in your own oasis.



- 4** To make the home feel open and airy, we added large windows in the living room and bedrooms to allow for plenty of **natural light**.



- 5** Owners will love the **dual sinks and large shower** in their private ensuite bathroom.

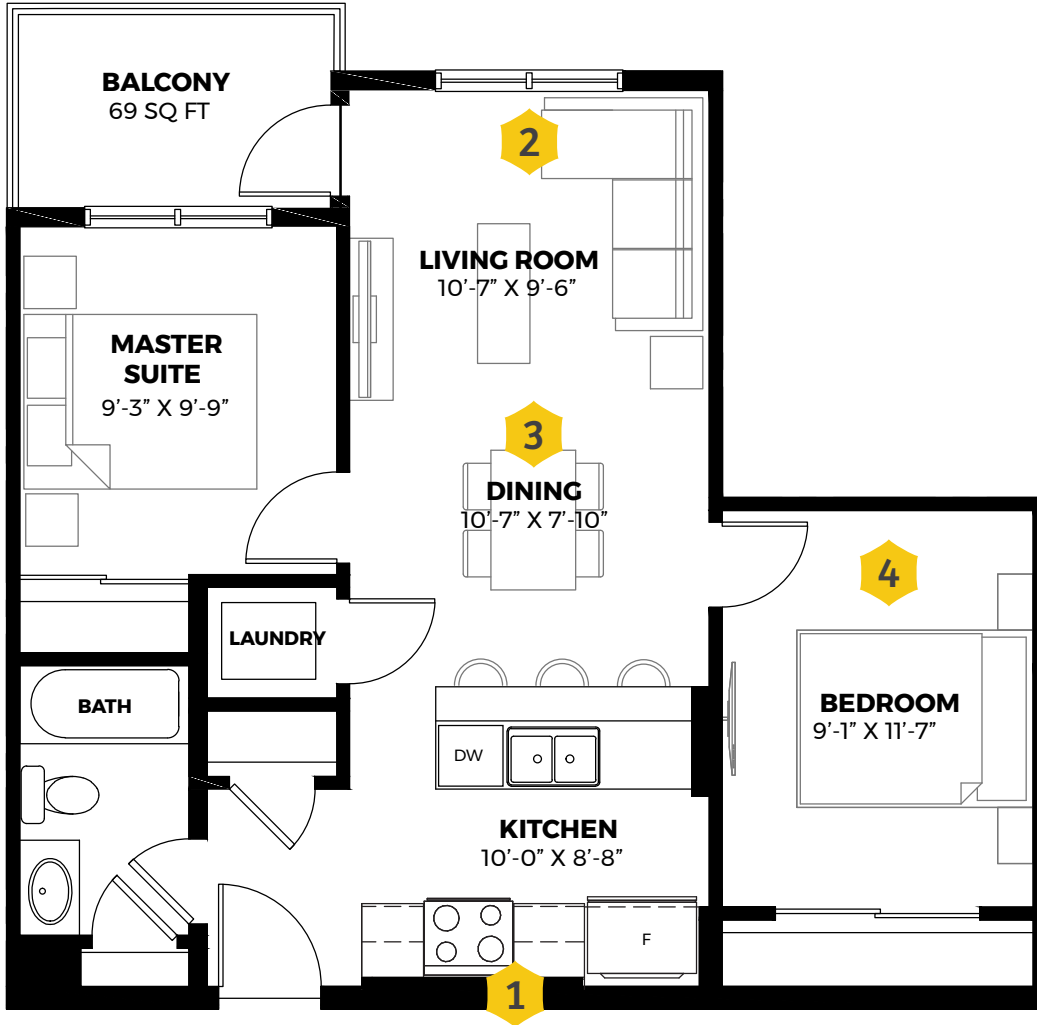


- 6** Ideal for couples and downsizers, the **large master walk-in closet** offers plenty of space for everyone.



# THE GIALLO

2 BEDS, 1 BATH, 677 SQ FT  
9' - 10' CEILINGS



**1** The Giallo kitchen is designed for maximum efficiency. Using the **kitchen work triangle rule**, movement between the fridge, stove and sink is minimized.



**2** To make the home feel open and airy, we added large windows in the living room to allow for plenty of **natural light**.



**3** A purposefully designed central **dining area** let's you entertain or have family meals while being in the heart of the open concept floorplan.

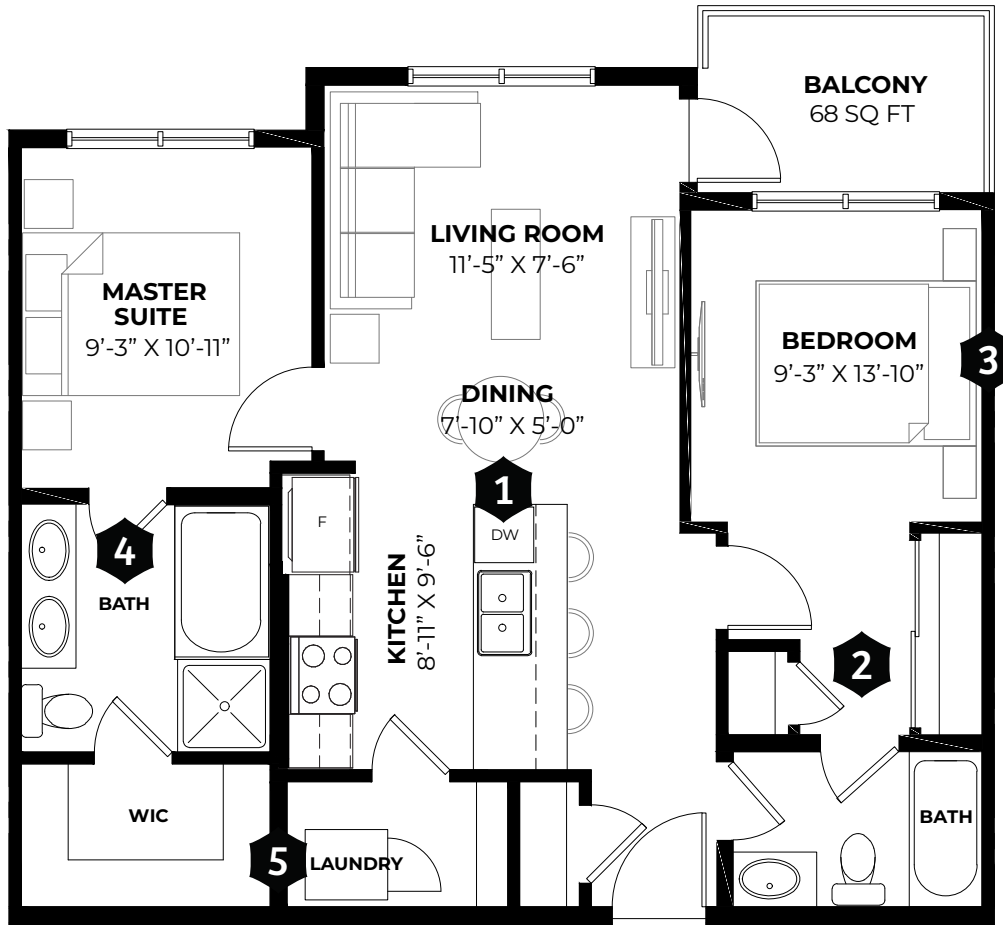


**4** The **large second bedroom** is designed to accommodate a queen sized bed and nightstands. Ideal for growing children or guests.

FLOOR PLANS

**THE NERO**

2 BEDS, 2 BATHS, 805 SQ FT  
9' - 10' CEILINGS



**1** A spacious **eating bar** designed for cooking and hosting at the same time so you'll never miss a moment of the action.



**2** Ideal for young families or two adults sharing the home, the second bedroom comes with a large **walkthrough closet** with easy access to the main bath.



**3** To make the home feel open and airy, we added large windows in the bedroom to allow for plenty of **natural light**.



**4** The Nero comes with a designer **spa-inspired master ensuite**, with his and hers sinks plus a deep soaker tub and separate shower. There really is no need to upgrade.



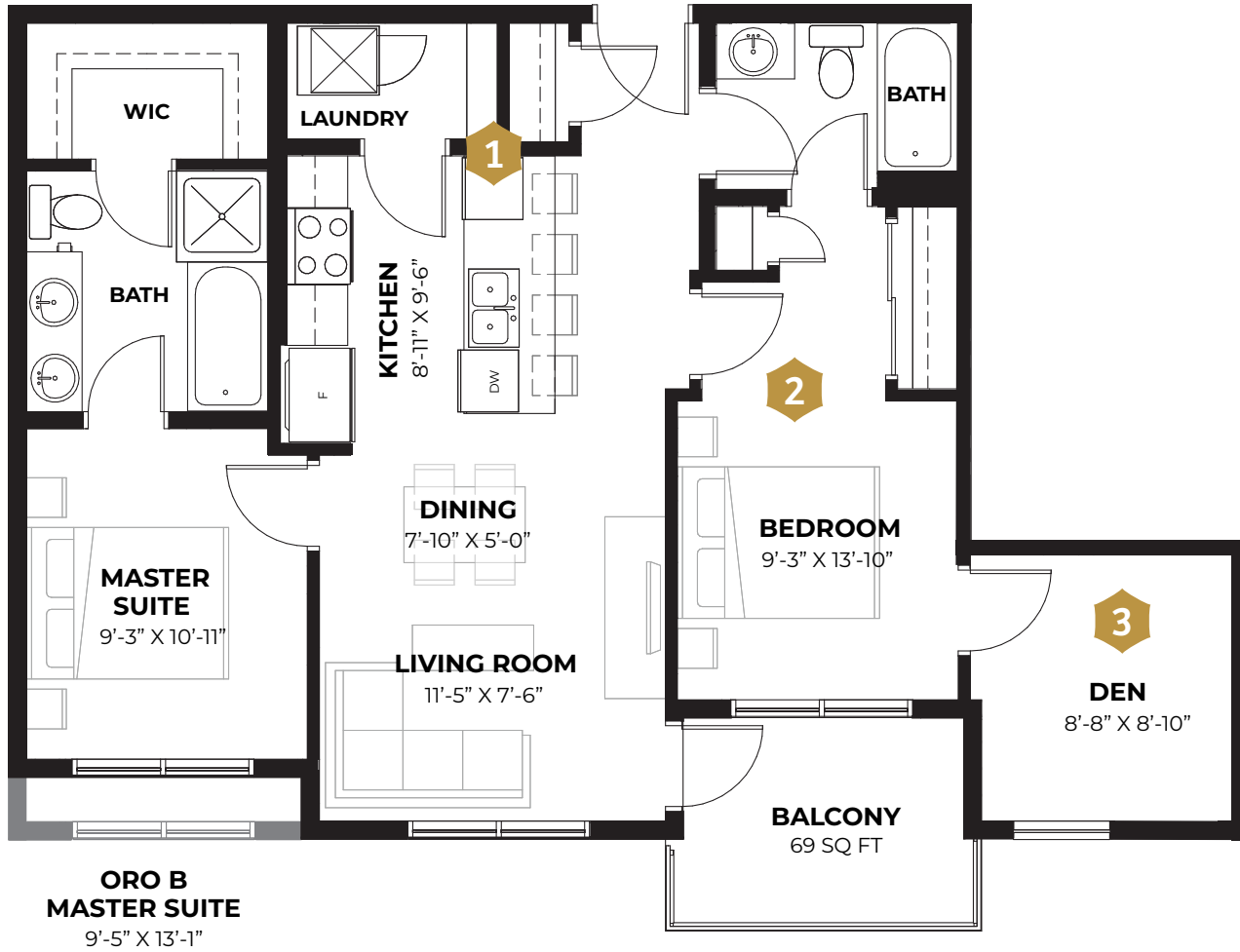
**5** **In-suite laundry** is purposefully designed to maximize the use of space. Combined with the pantry, there is plenty of storage while keeping the laundry area private.



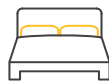
FLOOR PLANS

**THE ORO**

2 BEDS + DEN, 2 BATHS  
**ORO A** 897 SQ FT | **ORO B** 918 SQ FT  
 9' - 10' CEILINGS



**1** Designed to be the centrepiece of the kitchen, the elongated **kitchen island** lets owners cook, snack and entertain all from the one location.



**2** The **large second bedroom** is designed to accommodate a queen sized bed and nightstands. Ideal for growing children or guests.



**3** Purposefully designed as a private retreat, the **den** allows you to totally relax, unplug and get away from it all.

All plans illustrate some or all of the options and configurations available for your home. This document is provided for informational purposes only and does not form part of the Agreement. Option selections need to be part of a schedule for it to be included in the Agreement. Artist's renderings are conceptual only and are subject to change without notice. Dimensions are approximate and may vary in actual building. No guarantee is made that the facilities or features shown will be built, or if built, will be of the same type, size, or nature depicted as seen in the showhome or on this material. Windows are subject to change with elevation. As of March 31, 2023.

