

# \$509,900 - 452 Quarry Way Se, Calgary

MLS® #A2213199

**\$509,900**

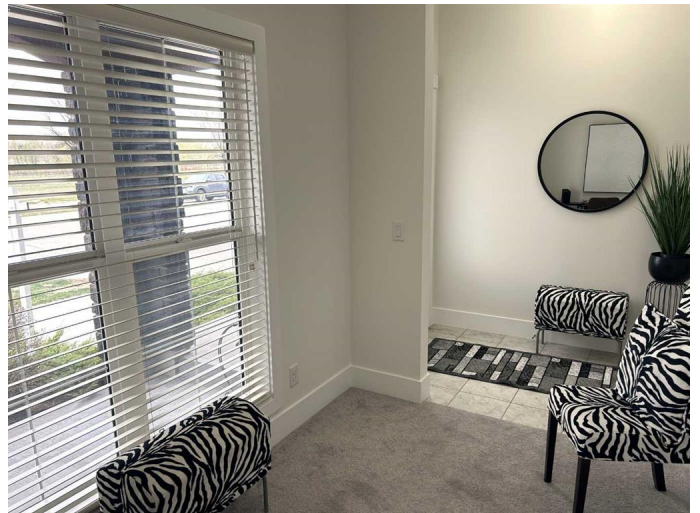
2 Bedroom, 3.00 Bathroom, 1,419 sqft

Residential on 0.03 Acres

Douglasdale/Glen, Calgary, Alberta

\*\*\*OPEN HOUSE SAT JUN 21: 12-2 PM\*\*\*

Nestled in an amenity rich, picturesque setting, this end unit townhome offers a fabulous urban lifestyle. Driving into the area, it's easy to notice the distinctive architecture & landscape. Rounding the bend, comes this stylish "French Colonial" design. END-UNIT townhome with such welcoming curb appeal. And LOW CONDO FEES. 2 primary bedrooms, 2 ½ baths, den, & large attached garage. Tasteful finishing throughout and interior recently repainted. Coming up the inviting west walk there is a covered patio - relax & enjoy a visit. Upon entering, there's an offset flexible den with ample windows & view. Maybe add a wall-bed. The Main has a gracious living room, gorgeous hardwood, abundant windows, high ceiling & ambient fireplace. Also a high-end TV/Sono has been installed & included. Flowing into the kitchen, it's great every day & for entertaining. The kitchen delights with custom gloss cabinetry, quartz counters, S/S/Appls, gas stove & ample dining area. Lovely wrap-around window views. Relax on the sunny west facing deck - light up the BBQ. An offset half bath provides convenience & privacy. Retreat to the top floor. Two primary bedrooms, each with en-suite & walk-in closet & built-in shelving. Also convenient laundry. Extra storage in garage. Quarry is reputed as having all the benefits



of an established inner-city community,Â There's Quarry Park Market -Â Â superÂ grocery, coffee, bistros, shops & services.Â Â Add the fabulous Remington YMCAÂ &Â Â Quarry Park Child Development CentreÂ Then there's the splendid river and pathways . Commuting is aÂ breeze with easy access to Glenmore & Deerfoot Trails, another big draw for the community.Â A LuxuriousÂ Home in a Scenic Community, Wonderful Amenities, Great AccessibilityÂ - all at a Friendly Price.Â Â Just move in and enjoy!Â

Built in 2015

### **Essential Information**

MLS® #	A2213199
Price	\$509,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,419
Acres	0.03
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	452 Quarry Way Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 5N4

### **Amenities**

Amenities	Visitor Parking, Other
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

### Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Corner Lot, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	April 19th, 2025
Days on Market	62
Zoning	M-2
HOA Fees	283
HOA Fees Freq.	ANN

### Listing Details

Listing Office	CIR Realty
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