

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

MLS® #A2213199

\$509,900

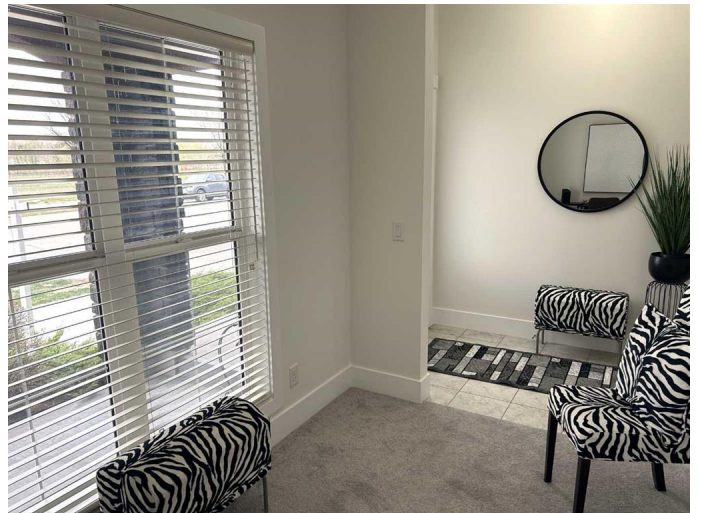
2 Bedroom, 3.00 Bathroom, 1,419 sqft

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	Other, Visitor Parking
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	67
Zoning	M-2
HOA Fees	283
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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