

# \$499,000 - 452 Quarry Way Se, Calgary

MLS® #A2213199

**\$499,000**

2 Bedroom, 3.00 Bathroom, 1,419 sqft

Residential on 0.03 Acres

Douglasdale/Glen, Calgary, Alberta

@@@ OPEN HOUSE SUNDAY JULY 6: 2-4

@@@ FABULOUS END-UNIT IN QUARRY

PARK - Nestled in an amenity rich, a

picturesque setting, a this END-UNIT

townhome offers a fabulous urban lifestyle, a

Driving into the area, it's easy to notice the

distinctive architecture & landscape. Rounding

the bend, comes this stylish a "French

Colonial" design. END-UNIT a townhome a

with such welcoming curb appeal. And LOW

CONDO FEES. a 2 primary bedrooms, 2 1/2

baths, den, & large attached

garage. a Tasteful finishing throughout and

interior recently repainted. a Coming up the

inviting west walk there is a covered a patio -

relax & enjoy a visit. Upon entering,

there's an offset a flexible den a with

ample windows a & view. a Maybe add a

wall-bed. a The Main has a gracious living

room, gorgeous hardwood, abundant

windows, high ceiling & ambient

fireplace. a a Also a high-end TV/Sono has

been installed & included. a 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 a

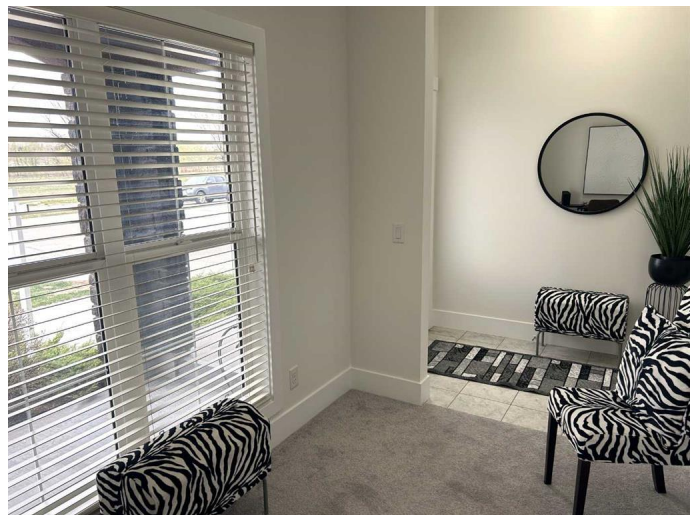
An offset half bath provides convenience &

privacy. a Retreat to the top floor. Two primary

bedrooms, each with en-suite a & a 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, There's Quarry Park Market - a super grocery, coffee, bistros, shops & services. Add the fabulous Remington YMCA & Quarry Park Child Development Centre. Then there's the splendid river and pathways. Commuting is a breeze with easy access to Glenmore & Deerfoot Trails, another big draw for the community. A Luxurious Home in a Scenic Community, Wonderful Amenities, Great Accessibility - all at a Friendly Price. Just move in and enjoy!

Built in 2015

### Essential Information

MLS® #	A2213199
Price	\$499,000
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, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Garage Control(s)
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	78
Zoning	M-2
HOA Fees	283
HOA Fees Freq.	ANN

### Listing Details

Listing Office	CIR Realty
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