

\$465,000 - 408 Quarry Villas Se, Calgary

MLS® #A2089688

\$465,000

2 Bedroom, 3.00 Bathroom, 1,133 sqft

Residential on 0.04 Acres

Douglasdale/Glen, Calgary, Alberta

IMMEDIATE possession available. Need a place to live ASAP???? This is IT! The Belmont is a PET-friendly development in desirable Quarry Park. Maximum of 1 dog or 2 cats or 1 dog and 1 cat. This spotless home - backs SOUTH onto a GREEN space and walking path. Only ONE fence needed (with board approval) - if you want a private yard for your DOG or for yourself! Houses located right behind - so offers a very residential feel! ORIGINAL OWNER. Unit is in immaculate condition. Sun and natural light FLOODS this home! The main floor features HARDWOOD flooring throughout, 9 ft ceilings, an open kitchen with dark espresso cabinets to the ceiling, LIGHT quartz counter tops, BIG island with seating, stainless steel appliances and an eating area with access to the lovely patio area. Living/dining space perfect for relaxing or entertaining. 2-piece powder room on this level for convenience. BIG garage (room for storage in front of your vehicle). Did I mention the gas line for the BBQ on the deck - plus water bibs of your own!! You will LOVE this outdoor space. Light from East - West! The upper level boasts 2 great sized bedrooms located on opposite sides - perfect for roommates or people with kids! The primary is HUGE. Walk in closet and 3 piece ensuite. Full 4 piece bath on this level as well. This unit also offers a SUNNY BONUS room....perfect for a home office, homework space, reading, listening to music....or do you need a third bedroom? Enclose it!!!! PLUS,



your laundry room is located UPSTAIRS in a large closet space. The basement is undeveloped and ready for your imagination - but offers tons of room, rough in for bathroom and a large window! Plenty of visitor parking close by - completes this great unit. Don't miss your opportunity to own this "MOVE IN READY" home! Quarry Park is an Alberta original; a community concurrently developed and constructed with a true live, work & play mantra. The community's extensive flood mitigation measures (the community was entirely protected during the 2013 floods); impressive landscaping features; and mix of residential housing types - will ensure an enduring and lasting legacy. YMCA is also ideally located in the community - surrounded by ten kms of pathways. Right out your front door - walk to the Bow River and Carburn Park - or explore the neighborhood amenities - shopping, coffee, groceries, restaurants. The community is enhanced with tranquil water features & attractive landscaping + 90 acres of green space to explore! DRIVE downtown in 15 mins or bike in under an hour! Being so close to 18 St means EASY Access to Major roadways - but this unit is tucked just far enough in to buffer any road noise! Close to transit & area is ready for new Green Line LRT. Make this your NEW home & start enjoying a maintenance free lifestyle before WINTER arrives! Your walks & driveway will be shoveled for you!!! LOW condo Fees. Check out 3D tour - or book showing today!

Built in 2012

Essential Information

MLS® #	A2089688
Price	\$465,000
Sold Price	\$465,000
Bedrooms	2

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,133
Acres	0.04
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	408 Quarry Villas Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 5K1

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Driveway, Guest, Single Garage Attached

Interior

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Few Trees, Lawn
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame

Foundation	Poured Concrete
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Additional Information

Date Listed	October 25th, 2023
Date Sold	November 8th, 2023
Days on Market	14
Zoning	M-G d44
HOA Fees	263.79
HOA Fees Freq.	ANN

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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