

\$599,900 - 232 Quarry Park Boulevard Se, Calgary

MLS® #A2104748

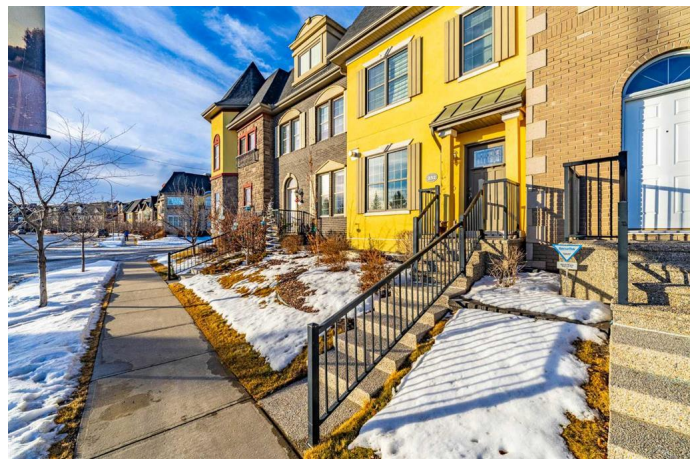
\$599,900

3 Bedroom, 4.00 Bathroom, 1,542 sqft

Residential on 0.05 Acres

Douglasdale/Glen, Calgary, Alberta

Located in the heart of Quarry Park, this wonderful townhome is a rare combination of PRICE, STYLE, and LOCATION! When you first enter, you'll notice the bright and open feel. This main floor is perfect for entertaining with a large living area and gas fireplace, dining that overlooks the back garden, and a large centrally located open kitchen complete with stainless steel appliances. The dishwasher and hood fan microwave are brand new and NEVER BEEN USED! The upper floor has 2 spacious primary bedrooms, both which enjoy ensuite washrooms and large walk-in closets. Between the bedrooms you will find a built in desk and office area... a clever and thoughtful use of this space. And rounding off your top floor is the laundry facility with full sized washer and dryer, super conveniently located close to the bedrooms. The basement is fully developed and offers a MASSIVE living area... large enough to have both a sitting and TV area, plus another office or workout space! Your guests will love to come and visit as the third bedroom is large, quiet, yet cozy, and hosts another walk-in closet. Moving outside to the detached garage, you'll notice that it is a CAVERN, built wider than your average garage, and can comfortably house two trucks or SUVs! Perfect for Calgary drivers. Because you're located in Quarry Park, you have quick access to both Glenmore and Deerfoot Trails, which means 20 mins to the airport, 6 mins to major shopping at Deerfoot Meadows, and only 3



minutes to grocery. And if you enjoy walking, its only a 5 minute walk to Carburn Park and the Bow River! This townhome checks plenty of boxes and will not last long. Book your showing soon!

Built in 2010

Essential Information

MLS® #	A2104748
Price	\$599,900
Sold Price	\$590,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,542
Acres	0.05
Year Built	2010
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	232 Quarry Park Boulevard Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 5E4

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached, Garage Faces Rear

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Pantry, Soaking Tub,
-------------------	--

	Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Landscaped, Paved
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 1st, 2024
Date Sold	February 29th, 2024
Days on Market	28
Zoning	M-G d44
HOA Fees	251.23
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.