

# \$619,000 - 301, 39 Quarry Gate Se, Calgary

MLS® #A2138674

**\$619,000**

3 Bedroom, 2.00 Bathroom, 1,259 sqft  
Residential on 0.00 Acres

Douglasdale/Glen, Calgary, Alberta

Welcome Home to your SPACIOUS 3 Bedroom, 2 bathroom TOP floor unit. The home is bright, warm, elegant & sophisticated. It has an open concept floor plan & has HIGH (10-12') ceilings, making it feel even larger. It has been upgraded with hardwood flooring and upgraded finishes throughout. Please click on the VIRTUAL TOUR TO WALK THROUGH the home.

The gourmet Kitchen is a organized space with plenty of storage to create wonderful family meals -- or just make you favorite cappuccino. The kitchen features a large granite kitchen island with seating, rich maple cabinets in an espresso stain, and high-end Stainless Steel appliances, including an upscale slide in range, Bosch dishwasher, Stainless steel French door refrigerator, built in over the stove microwave, garburator and matching Bosch washer /dryer.

Nestled on a picturesque boulevard with a man made waterfall & stream, this rare 3 bedroom unit faces South and offers 2 large private balconies (the one off the living room is outfitted with a gas hook up for your BBQ) and huge south windows that fill the space with natural light. The windows are outfitted with customized & luxurious plantation style shutters, that help with heat & cold as they can insulate from winter cold and the heat of summer from the bright south sun-- and they are very attractive in a contemporary, coastal or other design style. Stay comfortable year-round with air conditioning units located



in the living room & all 3 bedrooms.

The private master bedroom boasts walk-through custom closets and a luxurious 4-piece spa-like ensuite bathroom--this has also been renovated to have a walk in shower & area for a make up desk. On the opposite side of the apartment, you will find a spacious 2nd bedroom with walk in closet, its own private large balcony and the family bath: a well-appointed 4-piece bathroom, note the tile has been installed in both bathrooms to the ceiling. The 3rd bedroom was utilized as a Den/Office, it offers versatility and ample space. You can use it as a bedroom, or your office / craft / sewing / gym. Double doors to enter this space.

Included is a titled parking stall (closest to the elevator), a generous titled storage locker, and a secure bike room for residents. There is accessible parking and visitor parking at the back of the building. Please note there is ample street parking, and residents often rent further parking spaces. Surrounded by parks, bike paths, and NEXT to the scenic Bow River, with convenient access to amenities such as the YMCA, Library, Restaurants, Grocery (Co-Op is a short walk through the scenic pathway), Shops, and schools, this is an exceptional opportunity for maintenance-free luxury living at an affordable price. Best value per sq ft -- call your favorite agent to schedule your viewing today.

Built in 2015

## **Essential Information**

MLS® #

A2138674

|                |               |
|----------------|---------------|
| Price          | \$619,000     |
| Sold Price     | \$596,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,259         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Sold          |



### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 301, 39 Quarry Gate Se |
| Subdivision | Douglasdale/Glen       |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2C 5P4                |

### Amenities

|                |                                                                                         |
|----------------|-----------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Parking, Secured Parking, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                       |
| Parking        | Heated Garage, Parkade, Stall, Titled, Underground                                      |

### Interior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Pantry, Walk-In Closet(s)                                                        |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                                                                                                            |
| Cooling           | Wall Unit(s)                                                                                                                                         |
| # of Stories      | 3                                                                                                                                                    |

### Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

Construction                Stucco

**Additional Information**

Date Listed                June 5th, 2024  
Date Sold                July 4th, 2024  
Days on Market        28  
Zoning                M-1  
HOA Fees                258.94  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            CIR Realty

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