

\$565,000 - 428 Quarry Park Boulevard Se, Calgary

MLS® #A2139927

\$565,000

2 Bedroom, 3.00 Bathroom, 1,426 sqft

Residential on 0.05 Acres

Douglasdale/Glen, Calgary, Alberta

Welcome to this lovely 2 bedroom townhouse in the heart of Quarry Park, Calgary's premier live, work, and play neighbourhood. Featuring 1,426 sqft of developed living space, this townhouse offers a beautiful open floor in the main living area, 2 spacious bedrooms each with its own ensuite, a gas fireplace in the living room, an undeveloped basement for your future plans, double detached garage, a sunny south backyard with privacy fencing, and all the amenities of this outstanding community - a leader in green/environmental development for residential communities. The open floor plan on the main level offers seamless room flow for entertaining or family living. Engineered hardwood floors and 9 foot ceilings complement the flow of rooms and large north and south facing windows bring an abundance of light to this space. The living room has a gas fireplace with tile surround and built-ins, including floating shelves on either side of the fireplace. The kitchen features stainless appliances and a gas stove, quartz counter-tops, a generous size island with breakfast bar and a large pantry. It is open to both the dining room and living room. The dining room is adjacent to the kitchen and large south facing windows overlooking the backyard, providing a lovely space for family dinners and entertaining guests. A stylish powder room just off the back and entry rounds out this level. The upper level features the primary bedroom, second bedroom, laundry room, and a built-in desk area. The



primary bedroom easily accommodates a king-size bed and has an oversized walk-in closet. The primary ensuite is a beautiful retreat with a dual quartz vanity, soaker tub, and walk-in shower. The second bedroom with a large north facing window also has a walk-in closet and it's own ensuite with a quartz vanity. A laundry room with full size stacked washer and dryer completes this level. The 648 sqft unfinished basement represents a wonderful opportunity to develop as suits. Enjoy the sunny south facing backyard with a patio and BBQ gas line, privacy fencing and quick access to the double detached garage. Quarry Park has numerous amenities such as the YMCA and its Childcare Development Center, quick access to The Market in Quarry Park offering a wide variety of shops and restaurants, and unprecedented access to the Bow River. Quarry Park offers over 90 acres of parks and pathways that connect throughout the community.

Built in 2013

Essential Information

MLS® #	A2139927
Price	\$565,000
Sold Price	\$590,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,426
Acres	0.05
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	428 Quarry Park Boulevard Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3T3

Amenities

Amenities	Park, Visitor Parking
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garburator, Gas Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Interior Lot, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 27th, 2024
Date Sold	July 3rd, 2024
Days on Market	6

Zoning	M-G d44
HOA Fees	273.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

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.