

# \$660,000 - 278 Quarry Park Boulevard Se, Calgary

MLS® #A2146617

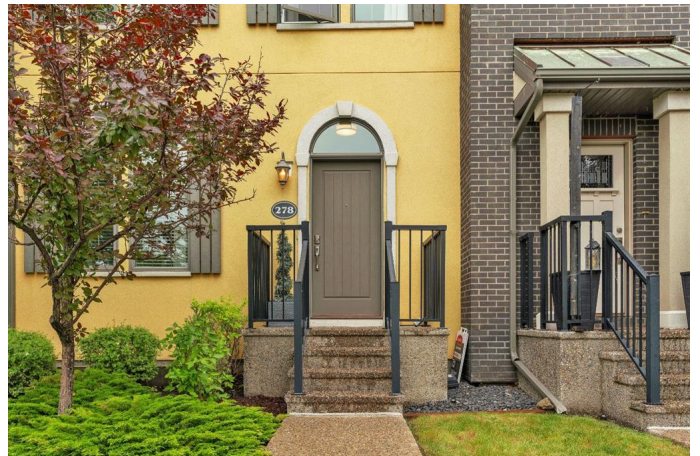
**\$660,000**

4 Bedroom, 4.00 Bathroom, 1,738 sqft

Residential on 0.05 Acres

Douglasdale/Glen, Calgary, Alberta

THIS IS IT- An executive townhome in an upscale neighbourhood, at an affordable price! Live BESIDE THE RIVER and relish in 50 acres of environmental reserve and gorgeous walking paths, while also enjoying urban convenience. Quick and easy access to all amenities. This charming home is located on a quiet, tree-lined street with fantastic curb appeal. The main level boasts rich **HARDWOOD FLOORS**, **9 FT CEILINGS** and a spacious, open concept design. You will appreciate cooking and entertaining in this functional kitchen, with a large centre island, **GRANITE COUNTERTOPS**, stainless steel appliances and ample cabinet and pantry space. The cozy **GAS FIREPLACE** and refreshing **CENTRAL A/C** will keep you comfortable all year long. The large primary bedroom features a walk-in closet and 5-pc ensuite with a relaxing soaker tub. There are 2 more bedrooms upstairs, as well as a 4-pc washroom, a built-in office space and convenient upstairs laundry. The fully finished basement offers even more space and storage galore! There is a rec-room, a 4th bedroom and another full washroom with **HEATED FLOORS**. This is a well ran and beautifully landscaped complex. All maintenance is handled by the condo, leaving you and your pup to relax in your fully fenced yard this summer. Other features include the **DOUBLE DETACHED GARAGE** and central vacuum. Quarry Park is a high end and dynamic pocket in Calgary. Mere steps to the extensive



pathway system, where you can walk and bike to Carburn Park and Sue Higgins Off Leash Park. Convenient access to the YMCA, the golf course, restaurants, schools, daycares and the soon to be Green Line. You will love living here! Book a showing before it's too late and check out the 3D VIRTUAL TOUR.

Built in 2010

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2146617      |
| Price          | \$660,000     |
| Sold Price     | \$685,000     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,738         |
| Acres          | 0.05          |
| Year Built     | 2010          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 278 Quarry Park Boulevard Se |
| Subdivision | Douglasdale/Glen             |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2C 5G3                      |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                              |
|-------------------|------------------------------|
| Interior Features | Built-in Features, Central V |
|                   | Kitchen Island, No Smoking   |
|                   | Tub, Storage, Vinyl Windows  |
| Appliances        | Central Air Conditioner, Di  |
|                   | Control(s), Microwave Hood   |
|                   | Coverings                    |
| Heating           | Forced Air                   |
| Cooling           | Central Air                  |
| Fireplace         | Yes                          |
| # of Fireplaces   | 1                            |
| Fireplaces        | Gas                          |
| Has Basement      | Yes                          |
| Basement          | Finished, Full               |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Other                      |
| Lot Description   | Back Lane, Back Yard, Lawn |
| Roof              | Asphalt Shingle            |
| Construction      | Stucco                     |
| Foundation        | Poured Concrete            |



## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 8th, 2024  |
| Date Sold      | July 16th, 2024 |
| Days on Market | 8               |
| Zoning         | M-G d44         |
| HOA Fees       | 273.84          |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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