

\$529,900 - 452 Quarry Way Se, Calgary

MLS® #A2159750

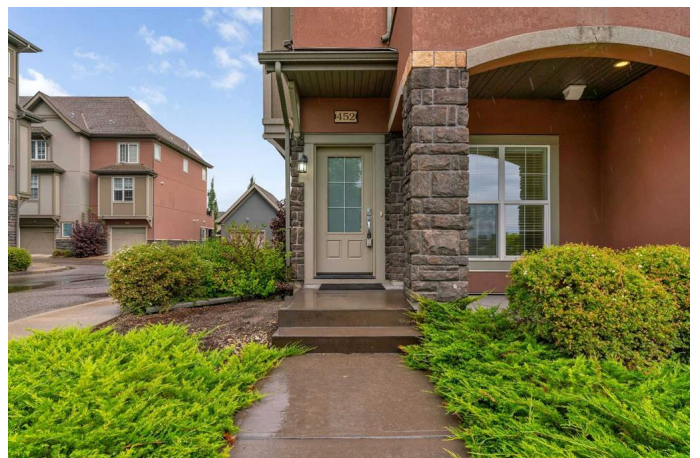
\$529,900

2 Bedroom, 3.00 Bathroom, 1,423 sqft

Residential on 0.03 Acres

Douglasdale/Glen, Calgary, Alberta

DUAL PRIMARY SUITE | ATTACHED GARAGE | LOW CONDO FEES | This 2 bed, 2.5 bath townhouse in the heart of Quarry Park offers a perfect blend of modern living and urban convenience. With attached parking, low condo fees, and a prime location, this home is ideal for those seeking an easy lifestyle in a vibrant community. Enjoy the perks of a well-maintained home with everything you need, from nearby shopping and dining to beautiful walking paths and parks. Upon entering, you'll be welcomed by a sunny office/den space—perfect for working from home or as a cozy retreat—along with a convenient entry closet. On the second floor, you'll find an open-concept living area that flows seamlessly into a modern kitchen. This kitchen is equipped with high-gloss cabinets, sleek stainless steel appliances, and durable quartz countertops. Whether you're cooking a simple meal or hosting friends, this space is both functional and stylish. Just off the kitchen, sliding doors lead to a spacious balcony where you can enjoy beautiful, uninterrupted views of the Bow River Valley—without any neighbours across the street to spoil the scenery. The home's main floor showcases 9-foot ceilings and hardwood floors that add warmth to the space. Large windows invite plenty of natural light, while 2-inch wood blinds provide privacy when needed. The electric fireplace adds a comfortable ambiance, creating a welcoming environment for relaxing or entertaining. A convenient 2-piece powder



room completes this floor. The third floor is designed for easy living, featuring dual primary bedrooms. Each bedroom comes with its own ensuite bathroom and a walk-in closet, offering plenty of storage and privacy. The full-sized laundry facilities are conveniently located on this level as well, saving you trips up and down the stairs. This home also features a single oversized attached garage with plenty of room for storage, plus access to the utility room. Living in Quarry Park means you're steps away from Quarry Park Market, where you'll find trendy restaurants, shopping, and everything you need for day-to-day living. The nearby business campus makes commuting a breeze, and with walking paths, parks, and the river valley nearby, you'll love the balance of urban amenities and natural beauty this location provides.

Built in 2015

Essential Information

MLS® #	A2159750
Price	\$529,900
Sold Price	\$522,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,423
Acres	0.03
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	452 Quarry Way Se
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Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 5N4

Amenities

Amenities	Other, Visitor Parking
Parking Spaces	1
Parking	Driveway, Garage Faces Rear, Oversized, Single Garage Attached

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Tile
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Corner Lot, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2024
Date Sold	September 9th, 2024
Days on Market	18
Zoning	M-2 d210
HOA Fees	273.00
HOA Fees Freq.	ANN

Listing Details

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