

\$534,900 - 446 Quarry Way Se, Calgary

MLS® #A2177138

\$534,900

2 Bedroom, 3.00 Bathroom, 1,430 sqft

Residential on 0.03 Acres

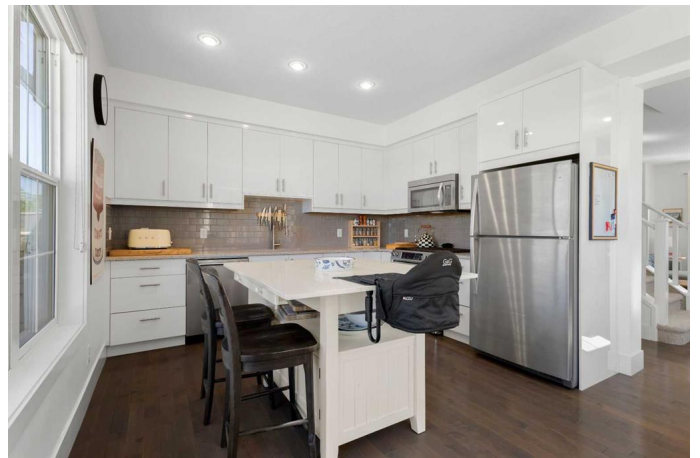
Douglasdale/Glen, Calgary, Alberta

This impeccably maintained two-bedroom townhouse in Quarry Park boasts numerous upgrades, a prime location across from the Bow River pathway, and a modern, functional layout.

This stylish end-unit townhouse features an array of enhancements designed for comfort and convenience. An office/den located just off the main level foyer currently serves as a gym/yoga space, offering versatility for remote work or relaxation. The sunlit main living area, unique for having additional side windows, is adorned with beautiful hardwood floors, high ceilings, and a cozy fireplace, creating an inviting atmosphere.

Throughout the property, high-end window coverings contribute to the upscale and tasteful aesthetic. The gourmet kitchen is a standout, featuring upgraded backsplash, quartz countertops, stainless steel appliances—including a gas cooktop—and ample full-height cabinetry, along with a dining space that provides access to the deck with west-facing river views, perfect for enjoying stunning sunsets.

Upstairs, both spacious bedrooms include ensuite bathrooms and walk-in closets, while a conveniently located laundry room with full-size washer and dryer enhances practicality. Recent upgrades include central air conditioning with a Nest thermostat for



year-round comfort.

While the attached garage offers substantial storage for both cars and items. This townhouse's ideal location means you'll be within walking distance of community amenities like Starbucks, restaurants, and the YMCA. Commuters will appreciate quick access to major routes including Deerfoot, Barlow, Glenmore, and Stoney Trail, with the South Hospital and Chinook Mall just minutes away. This property is move-in ready and awaits its new owner!

Built in 2014

Essential Information

MLS® #	A2177138
Price	\$534,900
Sold Price	\$528,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,430
Acres	0.03
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	446 Quarry Way Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C5N4

Amenities

Amenities	Trash
Parking Spaces	2
Parking	Single Garage Attached, Tandem

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer, Gas Stove
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

Exterior

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 3rd, 2024
Date Sold	November 21st, 2024
Days on Market	18
Zoning	M-2
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.