

\$534,900 - 452 Quarry Way Se, Calgary

MLS® #A2213199

\$534,900

2 Bedroom, 3.00 Bathroom, 1,419 sqft

Residential on 0.03 Acres

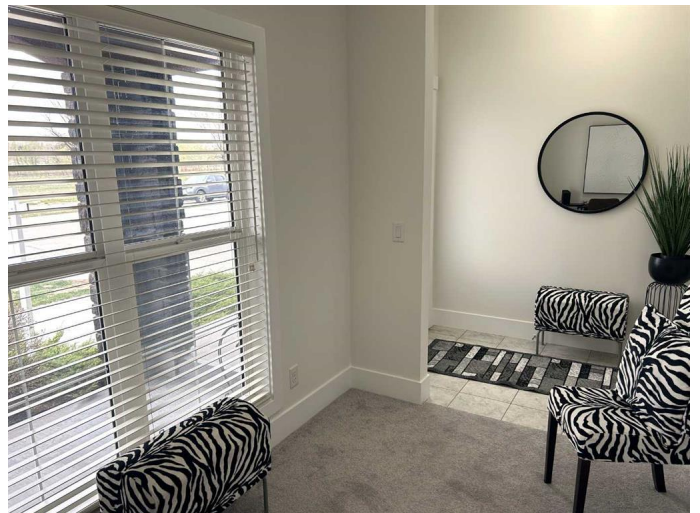
Douglasdale/Glen, Calgary, Alberta

OPEN HOUSE SATURDAY MAY 17: 1-3

Located in much heralded Quarry Park, this townhome offers a great blend of fabulous urban living, nestled in a picturesque natural setting. Driving into the area, it's easy to notice the distinctive architecture & landscape.

Rounding the bend, comes this stylish end-unit townhome " with such welcoming curb appeal. Coming up the walk, the portico/patio amidst the greens is enchanting. Outstanding design & tasteful finish throughout. The Interior is thoroughly refreshed with recent repainting.

Also of late, a high-end TV/Sono has been installed & included. 2 primary bedrooms, 2 ½ baths, den, attached garage & low condo fees. Upon entering, there's a sunny den - nice for home office or cozy retreat"maybe add a wall-bed. Main has a gracious living room, gorgeous hardwood, abundant windows, high ceiling & ambient fireplace. Flowing so easily into the kitchen, it's all fabulous for every day & entertaining. The kitchen delights with custom gloss cabinetry, quartz counters, S/S/Apps, gas stove & ample dining area. Lovely wrap-around window views. Step out & relax on the large sunny west facing deck. An offset half bath provides convenience & privacy. Retreat to the private top floor. Two primary bedrooms, each with en-suite, and walk-in closet with built-in shelving. Also convenient laundry. Pamper your vehicle in the attached garage. Walk those groceries right-in to your home. Steps from the natural river paradise & pathways. A



quick jaunt to fabulous Quarry Park Market
replete with bistros, shops & services.
Commuting is a breeze with easy access to
Glenmore & Deerfoot Trails. Itâ€™s
move-in-ready & set to go

Built in 2015

Essential Information

MLS® #	A2213199
Price	\$534,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,419
Acres	0.03
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

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

Amenities

Amenities	Other, Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

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
Basement	None

Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Corner Lot, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 19th, 2025
Days on Market	27
Zoning	M-2
HOA Fees	283
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
----------------	------------

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.