

\$499,000 - 452 Quarry Way Se, Calgary

MLS® #A2213199

\$499,000

2 Bedroom, 3.00 Bathroom, 1,419 sqft

Residential on 0.03 Acres

Douglasdale/Glen, Calgary, Alberta

@@@ OPEN HOUSE SUNDAY JULY 6: 2-4

@@@ FABULOUS END-UNIT IN QUARRY

PARK - Nestled in an amenity rich, a

picturesque setting, a this END-UNIT

townhome offers a fabulous urban lifestyle, a

Driving into the area, it's easy to notice the

distinctive architecture & landscape. Rounding

the bend, comes this stylish a "French

Colonial" design. END-UNIT a townhome a

with such welcoming curb appeal. And LOW

CONDO FEES. a 2 primary bedrooms, 2 1/2

baths, den, & large attached

garage. a Tasteful finishing throughout and

interior recently repainted. a Coming up the

inviting west walk there is a covered a patio -

relax & enjoy a visit. Upon entering,

there's an offset a flexible den a with

ample windows a & view. a Maybe add a

wall-bed. a The Main has a gracious living

room, gorgeous hardwood, abundant

windows, high ceiling & ambient

fireplace. a a Also a high-end TV/Sono has

been installed & included. a Flowing into the

kitchen, it's great every day & for

entertaining. The kitchen delights with custom

gloss cabinetry, quartz counters, S/S/Appls,

gas stove & ample dining area. Lovely

wrap-around window views. Relax on the

sunny west facing deck - light up the BBQ a

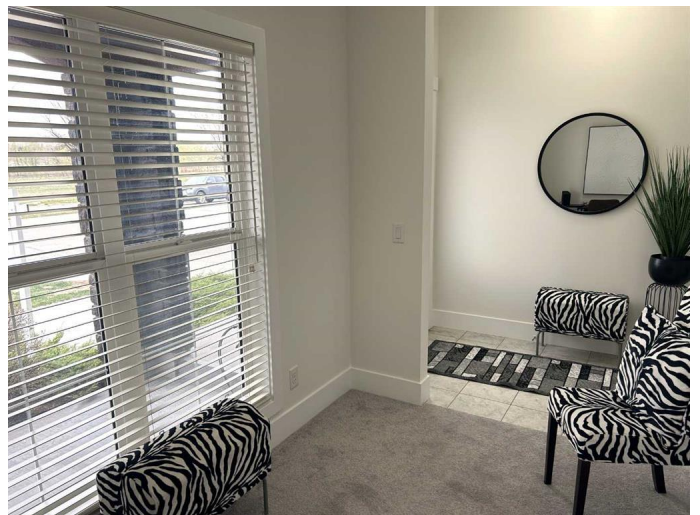
An offset half bath provides convenience &

privacy. a Retreat to the top floor. Two primary

bedrooms, each with en-suite a & a walk-in

closet & built-in shelving. Also convenient

laundry. Extra storage in garage.



Quarry is reputed as having all the benefits of an established inner-city community, There's Quarry Park Market - a super grocery, coffee, bistros, shops & services. Add the fabulous Remington YMCA & Quarry Park Child Development Centre. Then there's the splendid river and pathways. Commuting is a breeze with easy access to Glenmore & Deerfoot Trails, another big draw for the community. A Luxurious Home in a Scenic Community, Wonderful Amenities, Great Accessibility - all at a Friendly Price. Just move in and enjoy!

Built in 2015

Essential Information

MLS® #	A2213199
Price	\$499,000
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	80
Zoning	M-2
HOA Fees	283
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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