

# \$548,000 - 452 Quarry Way Se, Calgary

MLS® #A2213199

**\$548,000**

2 Bedroom, 3.00 Bathroom, 1,419 sqft

Residential on 0.03 Acres

Douglasdale/Glen, Calgary, Alberta

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. Also interior refreshed with recent repainting. 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. Ascending, there's a gracious living room, gorgeous hardwood, abundant windows, high ceiling & ambient fireplace. High-end TV/mount/sono incl. Flowing easily into the kitchen, it's all fabulous for every day & entertaining. The kitchen delights with custom gloss cabinetry, quartz counters, S/S/Appls, gas stove & ample dining area. Lovely 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	\$548,000
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	2
Zoning	M-2
HOA Fees	283
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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