

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

MLS® #A2213199

**\$534,900**

2 Bedroom, 3.00 Bathroom, 1,419 sqft

Residential on 0.03 Acres

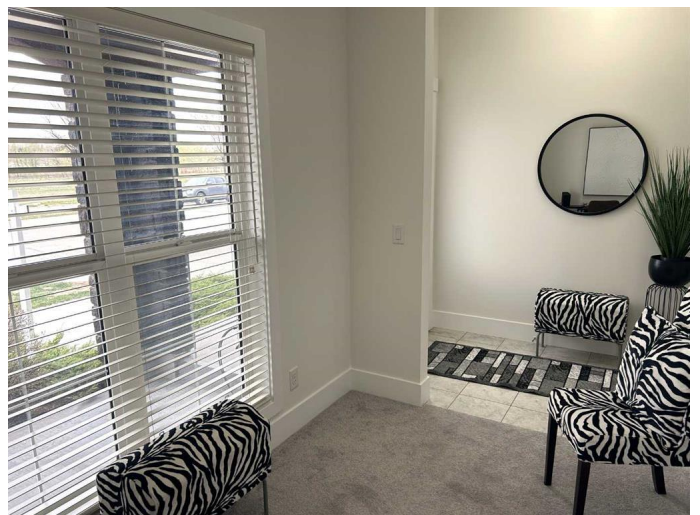
Douglasdale/Glen, Calgary, Alberta

**\*OPEN HOUSE SATURDAY MAY 10: 2-4\***

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/Appls, 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,
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	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	25
Zoning	M-2
HOA Fees	283
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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