

# \$544,900 - 452 Quarry Way Se, Calgary

MLS® #A2213199

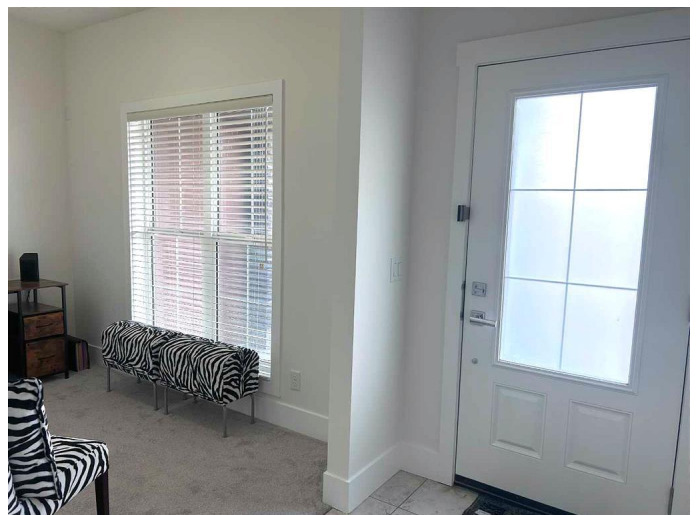
**\$544,900**

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. It's move in -ready & set to go

Built in 2015

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2213199      |
| Price          | \$544,900     |
| 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      | Visitor Parking, Other |
| 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 | 12               |
| Zoning         | M-2              |
| HOA Fees       | 283              |
| HOA Fees Freq. | ANN              |

## Listing Details

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

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