

# \$509,900 - 452 Quarry Way Se, Calgary

MLS® #A2213199

**\$509,900**

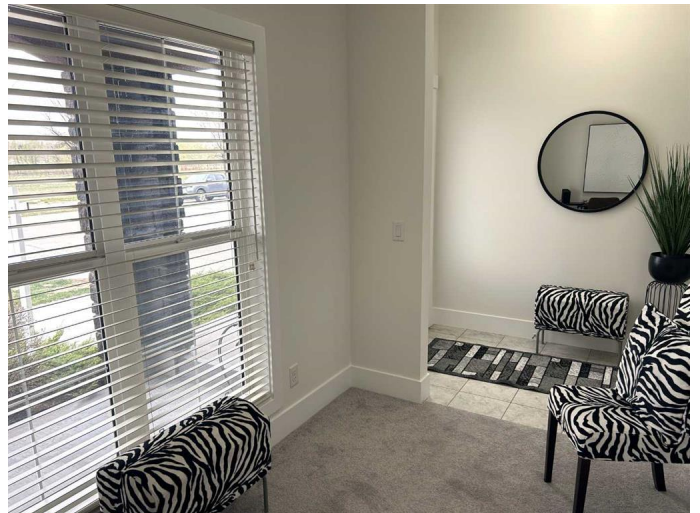
2 Bedroom, 3.00 Bathroom, 1,419 sqft

Residential on 0.03 Acres

Douglasdale/Glen, Calgary, Alberta

### OPEN HOUSE SAT JUNE 14-12-2 ###

Located in serene Quarry Park, this End Unit offers a great blend of splendid urban living, nestled in a picturesque setting. And Low Condo Fees. Driving into the area, it's easy to notice the distinctive architecture & landscape. Rounding the bend, comes this stylish end-unit townhome " with welcoming curb appeal. 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, & large attached garage with storage space." Coming up the inviting walk there is a covered" patio - relax & enjoy a visit. Upon entering, there's an offset" flexible den" with ample windows" & view." Maybe add a wall-bed." The Main has a gracious living room, gorgeous hardwood, abundant windows, high ceiling & ambient fireplace. " Flowing 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 - light up the BBQ" " An offset half bath provides convenience & privacy. " Retreat to the private top floor. Two primary bedrooms, each with en-suite" &" walk-in closet with built-in shelving. Also convenient laundry. Steps from the river paradise & pathways. " A quick jaunt to fabulous Quarry Park Market,



with bistros, grocery, shops & services.  
Commuting is a breeze with easy access to  
Glenmore & Deerfoot Trails. Just move in and  
enjoy!

Built in 2015

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2213199      |
| Price          | \$509,900     |
| 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 | 59               |
| Zoning         | M-2              |
| HOA Fees       | 283              |
| HOA Fees Freq. | ANN              |

## Listing Details

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

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