

308, 38 Quarry Gate SE
Calgary, Alberta

MLS # A2154083



\$516,500

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|------------------|------------------------------------|---------------|------------------|
| Division: | Douglasdale/Glen | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Low-Rise(1-4) | | |
| Size: | 1,014 sq.ft. | Age: | 2020 (4 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Tile, Vinyl | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 690 |
| Basement: | - | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | M-1 |
| Foundation: | - | Utilities: | - |
| Features: | High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s) | | |

Inclusions: TV Wallmount, Guitar Hangers, AC Wall Units

Discover this luxurious complex situated in the highly sought-after community of Quarry Park! This gorgeous top floor air-conditioned condo unit encompassing over 1000 sq ft featuring 2 beds, 2 baths, a Titled storage locker, and 2 heated underground parking spaces. Step inside and you will be greeted with high ceilings, beautiful vinyl flooring throughout, and an open concept floorplan. The spacious living room boasts large south facing windows, allowing plenty of natural sunlight in to brighten up the space. A door from the living room leads out to the balcony with gas hook-up, perfect for bbq and summer days. The contemporary kitchen is equipped with pristine white cabinetry, a gas stove, stainless-steel appliances, quartz countertops, and a kitchen island. There are 2 well-proportioned bedrooms including the primary, which showcases a walk-through closet that leads into a 3-piece ensuite. The 4-piece bath and in-unit laundry provides added convenience. Location is great with proximity to schools, playgrounds, shopping, dining, and public transit. Steps away from the Bow River Pathway. You will fall in love with this neighbourhood. Book your private viewing today!