

311, 39 Quarry Gate SE
Calgary, Alberta

MLS # A2176052



\$349,900

Division:	Douglasdale/Glen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	720 sq.ft.	Age:	2015 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Alley Access, Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt, Membrane	Condo Fee:	\$ 449
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Elevator, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting		
Inclusions:	None		

Welcome Home to Quarry Park Living! Discover this stunning 1-bedroom + den, top-floor condo nestled in the heart of Quarry Park. Perfectly located, it offers convenient access to downtown Calgary in just 10 minutes, while being steps away from the serene Bow River and its scenic pathway system. This south-facing unit is flooded with natural sunlight and features a large private patio complete with a gas hookup, perfect for BBQs and outdoor relaxation. The modern kitchen boasts stainless steel appliances, quartz countertops, and plenty of storage space, making it ideal for home chefs and entertainers alike. Enjoy the comfort and convenience of titled heated underground parking with bike storage. The unit is located walking distance to the Remington YMCA, Quarry Park's bustling business center, groceries and an array of local amenities, blending lifestyle and functionality. Don't miss out on this opportunity to experience top-floor living in one of Calgary's most desirable neighborhoods. Hurry on this one!