

108, 38 Quarry Gate SE
Calgary, Alberta

MLS # A2216636

\$499,900

Division:	Douglasdale/Glen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	972 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 714
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Quartz Counters, See Remarks, Vaulted Ceiling(s)		

Inclusions: All Phillips Hue Components.

You begin each morning on your secluded porch patio—the exclusive entrance to your 2-bedroom + 2 bathroom home in Quarry Park—before stepping onto winding pathways that lead directly to the Bow River’s tranquil banks. Here, dog-friendly trails weave through natural landscapes, setting the tone for a day defined by effortless access to the outdoors. Inside, vaulted ceilings soar above an open plan that unites living, dining, and workspace with architectural poise. A kitchen distinguished by quartz countertops and bespoke cabinetry stands ready for both casual breakfasts and curated dinner soirées. Underfoot, luxury vinyl plank flooring carries your steps through each sunlit room, while a carefully placed system of smart lighting adapts to every activity—from focused work in the den to an intimate evening atmosphere. The primary suite is subtle refinement, its built-in closets offering ample order, while the ensuite bath features a large shower set against a backdrop of artisanal tile. The secondary bedroom serves perfectly for a bright work from home space or a guest quarters. An equally appointed bathroom just outside the door on this side of the dwelling is perfect placed. Practicality meets elegance with in suite laundry in the entrance of the home. Everyday ease is thanks to a tandem parking stall for two vehicles, a secure storage locker, and the dedicated bike storage room. As dusk descends, the balcony becomes a private vantage point for vivid sunsets. The community unfurls its amenities: Carburn Park’s verdant expanse, boutique cafés, specialty shops, a full-service grocery, and the YMCA—all within a stroll. At Quarry Park, each detail reflects an intentional harmony of architecture and nature, offering a refined lifestyle in the heart of Calgary.