

108, 39 Quarry Gate SE  
Calgary, Alberta

MLS # A2254219

\$449,900

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Douglasdale/Glen                   |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 969 sq.ft.                         | Age:   | 2015 (10 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Parkade, Stall, Underground        |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                                 |            |        |
|-------------|-----------------------------------------------------------------|------------|--------|
| Heating:    | Baseboard, Natural Gas                                          | Water:     | -      |
| Floors:     | Tile, Vinyl Plank                                               | Sewer:     | -      |
| Roof:       | Tar/Gravel                                                      | Condo Fee: | \$ 661 |
| Basement:   | -                                                               | LLD:       | -      |
| Exterior:   | Stone, Stucco, Wood Frame                                       | Zoning:    | M-1    |
| Foundation: | -                                                               | Utilities: | -      |
| Features:   | No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows |            |        |

Inclusions: N/A

PRICED TO SELL!!! Welcome to The Gates of Quarry Park &ndash;a pet friendly luxury boutique condo designed for those who want to Live, Work, and Play. The main floor south-facing 2-bedroom, 2-bath home offers nearly 10&rsquo; ceilings and oversized windows that flood the space with natural light and warmth. The kitchen showcases quartz countertops, new stainless steel appliances, full-height cabinetry, and a convenient pantry. The open-concept layout connects the kitchen and living area, both overlooking the community&rsquo;s landscaped waterfall feature. The primary bedroom is bright and spacious, with ample closet space and ensuite bathroom. An in-suite laundry room with extra shelving adds everyday convenience. Step through the garden doors to your gated patio with direct access to green space&mdash;perfect for morning coffee, evening relaxation, or easy outdoor access for pets. Secure underground parking is included for peace of mind. Located steps from the Bow River, Quarry Park&rsquo;s pathways, and scenic parks, this condo combines tranquility with urban convenience. The Quarry Park Market offers shops, restaurants, and groceries, while the Remington YMCA, library, and child development centre are just minutes away. Easy access to major roadways and public transit ensures quick commutes across the city. Whether you&rsquo;re a professional, downsizer, or first-time buyer, this home offers a blend of comfort, lifestyle, and location that&rsquo;s hard to match.