



THE
A-TEAM

**RE/MAX
FIRST**

38 QUARRY Gate #308, Calgary T2C 5T6

MLS® #: **A2154083** Area: **Douglasdale/Glen** Listing Date: **07/31/24** List Price: **\$516,500**
 Status: **Active** County: **Calgary** Change: **-\$8k, 19-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2020**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Parkade, Underground**

DOM

49
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Stone, Stucco, Wood Frame**
 Flooring: **Tile, Vinyl**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`6" x 14`6"	Kitchen	Main	9`0" x 11`11"
Dining Room	Main	11`6" x 9`4"	Bedroom - Primary	Main	13`10" x 10`5"
Bedroom	Main	13`10" x 10`0"	4pc Bathroom	Main	4`11" x 8`5"
3pc Ensuite bath	Main	8`7" x 8`0"			

Legal/Tax/Financial

Condo Fee: **\$690** Title: **Fee Simple** Zoning: **M-1**

Fee Freq:
Monthly

Legal Desc: **2010879**

Remarks

Pub Rmks: **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!**

Inclusions: **TV Wallmount, Guitar Hangers, AC Wall Units**
Property Listed By: **2% Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123