



THE
A-TEAM

**RE/MAX
FIRST**

38 QUARRY Gate #312, Calgary T2C 5T6

MLS®#: **A2172399** Area: **Douglasdale/Glen** Listing Date: **10/10/24** List Price: **\$619,900**
 Status: **Active** County: **Calgary** Change: **None** 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,Tandem,Underground**

Finished Floor Area

Abv Sqft: **1,261**
 Low Sqft:
 Ttl Sqft: **1,261**

DOM

7

Layout

Beds: **3 (3)**
 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,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`4" x 11`2"	Kitchen	Main	12`8" x 11`1"
Dining Room	Main	9`0" x 11`2"	Bedroom - Primary	Main	10`9" x 13`10"
Bedroom	Main	12`11" x 10`2"	Bedroom	Main	10`0" x 11`9"
3pc Bathroom	Main	4`11" x 8`6"	5pc Ensuite bath	Main	9`7" x 8`7"

Legal/Tax/Financial

Condo Fee: **\$847** Title: **Fee Simple** Zoning: **M-1**

Fee Freq:
Monthly

Legal Desc: **2010879**

Remarks

Pub Rmks: **Live in the highly desirable SE community of Quarry Park! This luxurious complex is situated in a prime location just steps away from the Bow River pathway. Discover this stunning top floor air-conditioned condo unit encompassing over 1200 sq ft featuring 3 beds, 2 baths, a Titled storage locker, and a titled Heated Tandem Parking Stall for 2 vehicles. Step inside and you will be greeted with over 9 ft ceilings and beautiful vinyl flooring throughout. The open concept floor plan flows seamlessly from the kitchen into the dining area and living room. With its lofty 10 ½' ceilings and generously sized windows, the living room exudes a delightful sense of brightness and airiness. The contemporary kitchen is equipped with pristine upgraded white cabinetry, stainless-steel appliances, quartz countertops, a kitchen island and a separate pantry. There are 3 well-proportioned bedrooms including the primary, which boasts a walk-through closet that leads into a 5-piece ensuite. This home showcases 2 outdoor balconies, perfect for summer days. The 3-piece bath and in-unit laundry provides convenience for all occupants. Location is great with proximity to schools, playgrounds, shopping, dining, and public transit. Book your private viewing today and experience the ultimate lifestyle in one of Calgary's most sought-after neighborhoods.**

Inclusions:
Property Listed By: **AC Wall Unit
2% Realty**

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









