



THE
A-TEAM

**RE/MAX
FIRST**

446 QUARRY Way, Calgary T2C5N4

MLS®#: **A2177138**

Area: **Douglasdale/Glen**

Listing Date: **11/03/24**

List Price: **\$534,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

2014

Lot Information

Finished Floor Area

Lot Sz Ar:

1,140 sqft

Lot Shape:

Abv Sqft:

1,430

Low Sqft:

Ttl Sqft:

1,430

DOM

18

Layout

Beds:

2 (2)

Baths:

2.5 (2 1)

Style:

3 Storey

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

See Remarks

Single Garage Attached,Tandem

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Gas Stove,Microwave,Refrigerator,Washer/Dryer

Int Feat:

No Smoking Home

Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:		Title:		Zoning:
\$274		Fee Simple		M-2
		Fee Freq:		
		Monthly		
Legal Desc:	1411610			
		Remarks		
Pub Rmks:	<p>This impeccably maintained two-bedroom townhouse in Quarry Park boasts numerous upgrades, a prime location across from the Bow River pathway, and a modern, functional layout. This stylish end-unit townhouse features an array of enhancements designed for comfort and convenience. An office/den located just off the main level foyer currently serves as a gym/yoga space, offering versatility for remote work or relaxation. The sunlit main living area, unique for having additional side windows, is adorned with beautiful hardwood floors, high ceilings, and a cozy fireplace, creating an inviting atmosphere. Throughout the property, high-end window coverings contribute to the upscale and tasteful aesthetic. The gourmet kitchen is a standout, featuring upgraded backsplash, quartz countertops, stainless steel appliances—including a gas cooktop—and ample full-height cabinetry, along with a dining space that provides access to the deck with west-facing river views, perfect for enjoying stunning sunsets. Upstairs, both spacious bedrooms include ensuite bathrooms and walk-in closets, while a conveniently located laundry room with full-size washer and dryer enhances practicality. Recent upgrades include central air conditioning with a Nest thermostat for year-round comfort. While the attached garage offers substantial storage for both cars and items. This townhouse's ideal location means you'll be within walking distance of community amenities like Starbucks, restaurants, and the YMCA. Commuters will appreciate quick access to major routes including Deerfoot, Barlow, Glenmore, and Stoney Trail, with the South Hospital and Chinook Mall just minutes away. This property is move-in ready and awaits its new owner!</p>			
Inclusions:	N/A			
Property Listed By:	Real Broker			

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





