



36 QUARRY Lane, Calgary T2C 5N4

MLS® #: **A2192254** Area: **Douglasdale/Glen** Listing Date: **02/12/25** List Price: **\$549,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2015**
Lot Information
 Lot Sz Ar: **1,137 sqft**
 Lot Shape:

DOM

10
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **Townhouse**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:
 Lot Feat: **Landscaped,Level,Rectangular Lot,Street Lighting,Views,Zero Lot Line**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**
 Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Closet Organizers,No Animal Home,No Smoking Home,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Second	14`5" x 11`5"	Kitchen	Second	15`3" x 12`1"
Bedroom - Primary	Third	12`7" x 9`11"	Bedroom	Third	12`7" x 9`11"
Laundry	Third	6`10" x 3`11"	2pc Bathroom	Second	7`4" x 3`4"
4pc Ensuite bath	Third	8`1" x 4`11"	4pc Ensuite bath	Third	8`1" x 4`11"
Office	Main	10`5" x 6`7"			

Legal/Tax/Financial

Condo Fee: **\$298** Title: **Fee Simple** Zoning: **M-2**
 Fee Freq:

Monthly

Legal Desc: 1411610

Remarks

Pub Rmks: **Come home to 36 Quarry Lane, front and center to all the best that the outstanding community of Quarry Park has to offer. As you drive into this attractive complex you can't help but notice your close proximity to the Bow River and all the outdoor recreational opportunities the whole park and pathway system offers. Park in your large single garage and come inside to your lovely END UNIT home which offers a functional den/office area on the main level. Head upstairs and you have a living area complete with a fireplace and an eat-in kitchen with quartz countertops, stainless appliances including a gas stove and airy 9-foot ceilings. There is also a deck off the kitchen which overlooks a linear park to the east as well as a patio below with the same exposure. Up another level and you have two bedrooms, each with a walk in closet and a private ensuite. Between the bedrooms you have a super convenient upstairs laundry. This ultra-functional and efficient design is immaculate and is further complemented by low condo fees of \$297 per month. Come see today why this home offers a great opportunity to get into one of the best suburban areas in the city.**

Inclusions: **Blinds**
Property Listed By: **Coldwell Banker Home Smart Real Estate**

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







