



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**510 QUARRY PARK Boulevard, Calgary T2C 5G6**

MLS® #: **A2198888**      Area: **Douglasdale/Glen**      Listing Date: **03/08/25**      List Price: **\$585,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2011**  
Lot Information  
 Lot Sz Ar: **2,185 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,625**  
 Low Sqft:  
 Ttl Sqft: **1,625**

DOM

**6**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **Townhouse**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Lane,Back Yard**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer: **Public Sewer**  
 Ext Feat: **Lighting,Private Yard**

Construction: **Brick,Vinyl Siding**  
 Flooring: **Carpet**  
 Water Source: **Public**  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Range,Microwave,Refrigerator,Stove(s),Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Soaking Tub,Walk-In Closet(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>13`0" x 12`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`8" x 12`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`0" x 14`0"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`4" x 12`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`8" x 9`6"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`8" x 9`6"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`8" x 5`0"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>8`2" x 4`10"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>10`2" x 9`10"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$384**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-G**

Legal Desc: **1211653**

Remarks

Pub Rmks: **Welcome to this stunning 3 bedroom Townhome perfectly situated in the vibrant, family friendly community of Quarry Park! Offering the best of both convenience and comfort, this home is just steps from the grocery store, Starbucks and local businesses - Truly a place where you can live, work and play! Stepping into the home you are greeted by open concept living space, where the living room, kitchen and dining area flow seamlessly together - perfect for entertaining or keeping an eye on the kids. The kitchen is the masterpiece of the home with freshly painted cabinets, modern finishes and ample storage. Upstairs, the spacious primary bedroom is a true retreat, complete with a 5 piece ensuite and walk in closet. Two additional bedrooms offer plenty of space for family, guests or a home office. Enjoy the benefits of a private fenced backyard ideal for summer BBQs, gardening or just relaxing outdoors. Plus the double detached garage provides secure parking and extra storage. The home is located in a highly walkable neighborhood with scenic pathways and is just minutes from the river. Whether you're grabbing coffee, running errands, playing at the nearby tot lot or just enjoying nature, everything you need is right at your doorstep.**

Inclusions:  
Property Listed By: **NA  
Charles**

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







