



GRASSROOTS
REALTY GROUP

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302, 39 Quarry Gate SE
Calgary, Alberta

MLS # A2262850



\$519,900

Division:	Douglasdale/Glen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,016 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 644
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: all window coverings, garage door fob

Welcome to 39 Quarry Gate SE! This stunning top-floor, former show suite is filled with natural light and showcases 10-ft ceilings throughout with a bright, open layout. The kitchen features classic shaker-style cabinetry with soft-close doors and drawers, a spacious pantry cupboard, polished Caesarstone countertops with a breakfast bar, stainless steel appliances, an upgraded garburator, and a Kohler polished nickel faucet. The dining area is highlighted by a beautiful Hudson Valley light fixture and flows into the spacious living room with oversized, wall-to-wall windows. Step out onto the private, south-facing patio complete with a gas BBQ line and lovely views of the central fountain and surrounding greenspace that leads directly to the river park and pathways. The primary bedroom includes a walk-through closet and a stylish ensuite with a double vanity and an oversized glass-enclosed shower. The second bedroom is ideal for guests and features its own walk-in closet, with a second full bathroom conveniently located across the hall. Additional highlights include a laundry room with built-in shelving and a niche area off the kitchen that's perfect for a desk or workstation. This unit also comes with a titled underground parking stall and the largest titled storage room in the entire complex. The building also features a bike storage room for added convenience. Ideally located across from the river and pathways — and just steps from the amenities of Quarry Park and the YMCA — this home is perfect for the active buyer looking to enjoy a maintenance-free lifestyle in a great complex.