



GRASSROOTS
REALTY GROUP

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480 Quarry Park Boulevard SE
Calgary, Alberta

MLS # A2273309



\$570,000

Division:	Douglasdale/Glen		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,439 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 385
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-G d44
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)

Inclusions: NA

3 BEDROOMS | 3.5 BATHS | DOUBLE PRIMARY SUITES | 2,149 SQFT OF LIVING SPACE | FINISHED BASEMENT | DOUBLE GARAGE | SOUTH BACKYARD | UPGRADED & MOVE-IN READY | Welcome to this bright and beautifully upgraded townhome in the heart of desirable Quarry Park. Offering 3 bedrooms, 3.5 bathrooms, double primary suites, and a fully finished basement, this home delivers comfort, convenience, and style in every corner. Step inside to a warm open concept main floor featuring wide plank laminate flooring, a cozy gas fireplace, and a spacious living and dining area perfect for everyday living and entertaining. The kitchen checks all the boxes with quartz counters, a large island, stainless steel appliances, a pantry, and plenty of storage, all overlooking your sunny south facing backyard. Upstairs, you'll find two generous primary bedrooms, each with its own private ensuite and walk in closet, an ideal setup for guests, roommates, or family flexibility. The professionally finished lower level adds even more living space with a large bedroom, a bright recreation and family room, heated floors in the lower bathroom, and two separate storage rooms. Thoughtful recent updates include a new hot water tank (2024) and a full interior repaint (2024). Enjoy summer BBQs on your back patio with a gas line hookup, and appreciate the convenience of a double detached garage with a paved, double wide back lane for easy access and extra parking. Located steps from parks, paths, the Bow River, playgrounds, transit, shopping, restaurants, and the YMCA, this is a move in ready home in a truly exceptional community. Don't miss your chance to make it yours!