



**GRASSROOTS**  
REALTY GROUP

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**210, 38 Quarry Gate SE**  
**Calgary, Alberta**

**MLS # A2276029**



**\$519,000**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,026 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Tandem, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Natural Gas, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 787
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** 2 TV Wall Mounts

(OPEN HOUSE THIS SATURDAY, FEB 7/2026 FROM 1-3 pm) Sun-filled boutique residence in the heart of Quarry Park, overlooking a tranquil water pond with a fountain and set within a non-smoking building. Enjoy stunning sunrises and sunsets in one of Calgary's most peaceful yet connected communities, just 15 minutes to downtown and easy access to the river and the bike paths. Location truly defines this home. Thoughtfully updated corner unit with fresh paint, new drapery, air conditioning, and designer lighting throughout. The well-appointed interior features nine-foot ceilings, a chef-inspired kitchen with quartz countertops, a gas range, an oversized island, and expansive windows. Includes titled tandem underground parking and storage. Quiet, refined, and effortlessly elegant. Schedule your private showing today.