



**230 Quarry Park Boulevard SE  
Calgary, Alberta**

**MLS # A2292890**



**\$649,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Douglasdale/Glen  |               |                   |
| <b>Type:</b>     | Residential/Five Plus   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 1,763 sq.ft.  | <b>Age:</b>   | 2010 (16 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached  |               |                   |
| <b>Lot Size:</b> | 0.05 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape |               |                   |

|                    |                                      |                   |         |
|--------------------|--------------------------------------|-------------------|---------|
| <b>Heating:</b>    | Forced Air                           | <b>Water:</b>     | -       |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Tile | <b>Sewer:</b>     | -       |
| <b>Roof:</b>       | Asphalt Shingle                      | <b>Condo Fee:</b> | \$ 518  |
| <b>Basement:</b>   | Full                                 | <b>LLD:</b>       | -       |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame            | <b>Zoning:</b>    | M-G d44 |
| <b>Foundation:</b> | Poured Concrete                      | <b>Utilities:</b> | -       |

**Features:** Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Walk-In Closet(s)

**Inclusions:** Built in vacuum, security system hardware mounted on walls, TV in primary bedroom, 2 TV wall mounts, 3 kitchen bar stools

Experience the best of Quarry Park in this former show home, perfectly situated on a quiet boulevard just one block from the scenic Bow River pathways. With over 2,300 sq ft of thoughtfully finished living space up and down, this striking two-storey townhome offers a modern, open layout designed for both everyday living and entertaining. The main floor features a bright, open-concept design with a chef-inspired kitchen showcasing quartz countertops, stainless steel appliances, abundant cabinetry, and a large island for casual dining or gathering. Adjacent dining and living areas flow seamlessly to the private backyard, creating a natural indoor-outdoor connection. Upstairs, three spacious bedrooms include a serene primary retreat with walk-in closet and private ensuite, complemented by upper-level laundry for convenience. The fully finished basement adds a fourth bedroom, full bath, and flexible recreation space. Practical luxury continues with a detached double garage that is fully drywalled and heated—ideal for vehicles, hobbies, or storage. With four bedrooms, 3.5 bathrooms, and a premier Quarry Park location near parks, caf&eacute;s, restaurants, and pathways, this home delivers refined, low-maintenance living in one of Calgary&rsquo;s most vibrant communities.