



**302, 38 Quarry Gate SE
Calgary, Alberta**

MLS # A2207568



\$359,900

Division:	Douglasdale/Glen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	718 sq.ft.	Age:	2020 (5 yrs old)
Beds:	1	Baths:	1
Garage:	Garage Door Opener, Garage Faces Rear, Guest, Heated Garage, Insulated,		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane, Asphalt Shingle, Metal	Condo Fee:	\$ 498
Basement:	None	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Storage		
Inclusions:	N/A		

Enjoy the lifestyle of living in beautiful Quarry Park, where everyday life is enhanced by stunning Bow River views from your large private balcony. Step out the front entrance and immerse yourself in the natural beauty of the area, with direct access to peaceful river pathways and expansive dog-friendly walking trails. This one-bedroom and den condo, inspired by French Countryside architecture, offers a thoughtfully designed interior featuring 10-foot ceilings, quartz countertops, and luxury vinyl plank flooring throughout. Additional conveniences include titled storage in a secure, private room on the main floor and a titled tandem parking stall accommodating two vehicles, along with a spacious bike storage area. Experience exceptional living in this upscale riverside community, where you're just a short walk from Carburn Park, Bow River trails, and a variety of nearby amenities including restaurants, grocery stores, YMCA and boutique shops. Quarry Park offers a perfect balance of nature, comfort, and convenience—this is more than a home; it's a lifestyle.