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452 Quarry Way SE Calgary, Alberta

MLS # A2213199



\$509,900

Douglasdale/Glen			
Residential/Five Plus			
3 (or more) Storey			
1,419 sq.ft.	Age:	2015 (10 yrs old)	
2	Baths:	2 full / 1 half	
Single Garage Attached			
0.03 Acre			
Corner Lot, Landscaped, Rectangular Lot			
	Residential/Five 3 (or more) Stor 1,419 sq.ft. 2 Single Garage A 0.03 Acre	Residential/Five Plus 3 (or more) Storey 1,419 sq.ft. Age: 2 Baths: Single Garage Attached 0.03 Acre	

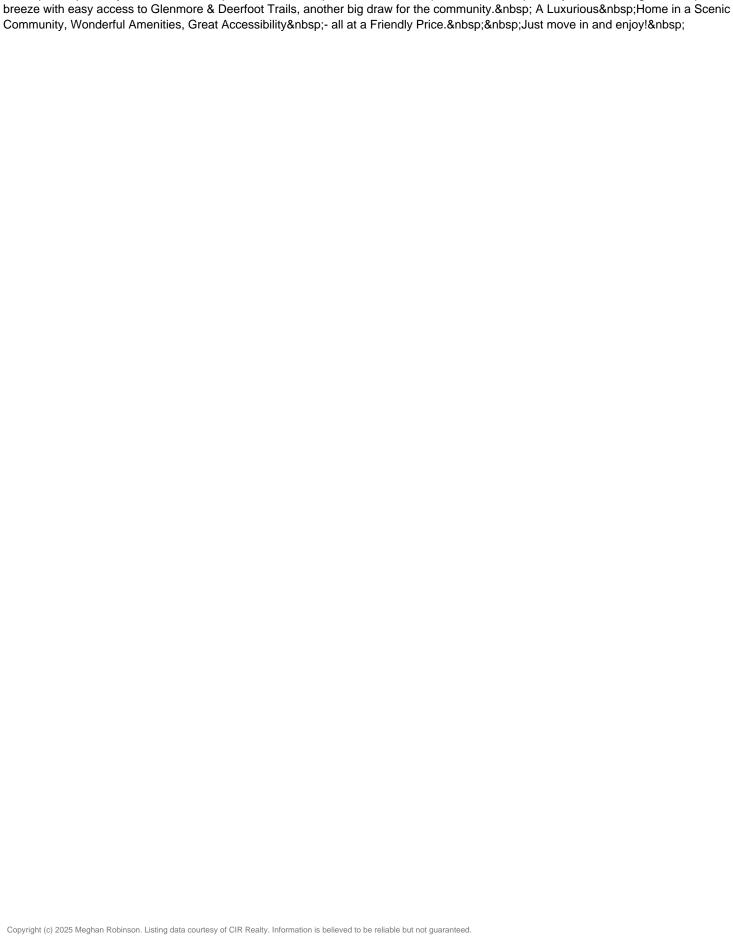
Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	None	LLD:	-
Exterior:	Stone, Stucco	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, High Ceilings, Quartz Counters, Storage, Walk-In Closet(s)

Inclusions: TV, Mount, Sono in Living Room

OPEN HOUSE SUN JUN 29: 130-330 Nestled in an amenity rich, picturesque setting, this END-UNIT townhome offers a fabulous urban lifestyle, Driving into the area, it's easy to notice the distinctive architecture & landscape. Rounding the bend, comes this stylish "French Colonial" design. END-UNIT townhome – with such welcoming curb appeal. And LOW CONDO FEES. 2 primary bedrooms, 2 ½ baths, den, & large attached garage. Tasteful finishing throughout and interior recently repainted. Coming up the inviting west walk there is a covered patio - relax & enjoy a visit. Upon entering, there's an offset flexible den with ample windows & view. Maybe add a wall-bed. The Main has a gracious living room, gorgeous hardwood, abundant windows, high ceiling & ambient fireplace. Also a high-end TV/Sono has been installed & included. Flowing into the kitchen, it's great every day & for entertaining. The kitchen delights with custom gloss cabinetry, quartz counters, S/S/Appls, gas stove & ample dining area. Lovely wrap-around window views. Relax on the sunny west facing deck - light up the BBQ An offset half bath provides convenience & privacy. Retreat to the top floor. Two primary bedrooms, each with en-suite & walk-in closet & built-in shelving. Also convenient laundry. Extra storage in garage. Quarry is reputed as having all the benefits of an established inner-city community, There's Quarry Park Market

- super grocery, coffee, bistros, shops & services. Add the fabulous Remington YMCA



& Quarry Park Child Development Centre Then there's the splendid river and pathways . Commuting is a