



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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302, 39 Quarry Gate SE  
Calgary, Alberta

MLS # A2262850



**\$519,900**

|           |                                     |        |                   |
|-----------|-------------------------------------|--------|-------------------|
| Division: | Douglasdale/Glen                    |        |                   |
| Type:     | Residential/Low Rise (2-4 stories)  |        |                   |
| Style:    | Apartment-Single Level Unit         |        |                   |
| Size:     | 1,016 sq.ft.                        | Age:   | 2015 (10 yrs old) |
| Beds:     | 2                                   | Baths: | 2                 |
| Garage:   | Parkade, Stall, Titled, Underground |        |                   |
| Lot Size: | -                                   |        |                   |
| Lot Feat: | -                                   |        |                   |

|             |                                                                                                 |            |        |
|-------------|-------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Baseboard                                                                                       | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile                                                                            | Sewer:     | -      |
| Roof:       | -                                                                                               | Condo Fee: | \$ 684 |
| Basement:   | -                                                                                               | LLD:       | -      |
| Exterior:   | Stone, Stucco, Wood Frame                                                                       | Zoning:    | M-1    |
| Foundation: | -                                                                                               | Utilities: | -      |
| Features:   | Breakfast Bar, Double Vanity, High Ceilings, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |            |        |

**Inclusions:** all window coverings, garage door fob

Welcome to 39 Quarry Gate SE! This stunning top-floor, former show suite is filled with natural light and showcases 10-ft ceilings throughout with a bright, open layout. The kitchen features classic shaker-style cabinetry with soft-close doors and drawers, a spacious pantry cupboard, polished Caesarstone countertops with a breakfast bar, stainless steel appliances, an upgraded garburator, and a Kohler polished nickel faucet. The dining area is highlighted by a beautiful Hudson Valley light fixture and flows into the spacious living room with oversized, wall-to-wall windows. Step out onto the private, south-facing patio complete with a gas BBQ line and lovely views of the central fountain and surrounding greenspace that leads directly to the river park and pathways. The primary bedroom includes a walk-through closet and a stylish ensuite with a double vanity and an oversized glass-enclosed shower. The second bedroom is ideal for guests and features its own walk-in closet, with a second full bathroom conveniently located across the hall. Additional highlights include a laundry room with built-in shelving and a niche area off the kitchen that's perfect for a desk or workstation. This unit also comes with a titled underground parking stall and the largest titled storage room in the entire complex. The building also features a bike storage room for added convenience. Ideally located across from the river and pathways — and just steps from the amenities of Quarry Park and the YMCA — this home is perfect for the active buyer looking to enjoy a maintenance-free lifestyle in a great complex.