



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

**MLS # A2292194**



**\$500,000**

<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>	Stall, Tandem		
<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>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Smoking Home, Pantry, Quartz Counters		

**Inclusions:** TV Mount on wall in the living room

Sun-drenched corner residence in the heart of Quarry Park. Perfectly positioned within an exclusive boutique, non-smoking building, this beautifully updated home captures breathtaking sunrises and sunsets over the pond and fountain, creating a serene retreat just minutes from the city. Inside, the thoughtfully curated interior features nine-foot ceilings, expansive windows, and fresh designer paint throughout. The home has seen over \$22,000 in recent upgrades, including custom drapery, central air conditioning, and enhanced interior lighting, elevating both comfort and style. The chef-inspired kitchen is designed for both function and elegance, showcasing quartz countertops, a gas range, an oversized island, and refined finishes that flow seamlessly into the open-concept living space. Enjoy the rare balance of peaceful natural surroundings and exceptional connectivity, with the Bow River pathway system, parks, cafes, and everyday amenities just steps away, and downtown Calgary only 15 minutes away. Additional highlights include titled tandem underground parking and dedicated storage. Quiet, sophisticated, and meticulously maintained, residences in this building seldom come to market. Private showings available by appointment.