



**207, 39 Quarry Gate SE**  
**Calgary, Alberta**

**MLS # A2304654**



**\$509,900**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,020 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 733
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

**Inclusions:** Electric Fireplace

Welcome to #207 - 39 Quarry Gate SE - an immaculate well cared for second floor apartment located in the prestigious The Gates! With over 1,000 square feet developed this fine home has 2 Bedrooms and 2 full Bathrooms. The kitchen and both bathrooms feature QUARTZ COUNTERTOPS. The gourmet kitchen has stainless steel appliances and plentiful cabinetry. The door in the living room leads to one of the TWO PRIVATE BALCONIES! The primary bedroom features a walk-through closet and 4 piece ensuite with a large shower. This bedroom has a door leading to the second private balcony. Second bedroom is a good size and has a large walk-in closet. Recent updates include a Washer and Dryer(2025) with 5 yr warranty and AIR CONDITIONING(2022). This fine home comes with TWO TITLED PARKING STALLS and a titled storage cage. Across the street is the Bow River Pathway system and its many biking and walking trails. A well managed complex with very little turnover - no sales this year! Book your showing today!