



GRASSROOTS
REALTY GROUP

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6 Quarry Lane SE
Calgary, Alberta

MLS # A2329499



\$539,900

Division:	Douglasdale/Glen		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,675 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Rectangular Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 389
Basement:	None	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-2 d210
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, No Smoking Home, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully maintained, move-in ready townhome in the sought-after community of Quarry Park, offering over 1,600 sq. ft. of thoughtfully designed living space across three levels. Perfectly positioned facing green space and scenic walking paths, with direct access to the Bow River pathway system just across the street, this home offers the ideal balance of urban convenience and outdoor living. Inside, you'll find an open-concept main floor featuring 9-foot ceilings, rich hardwood flooring, quartz countertops, and an abundance of natural light. The spacious kitchen flows seamlessly into the dining and living areas, creating the perfect space for entertaining or relaxing at home. Stay comfortable year-round with central air conditioning and enjoy the added convenience of a central vacuum system. Upstairs, you'll appreciate the functional upper-level laundry and two generous primary bedrooms, each complete with its own private ensuite—an ideal layout for professionals, roommates, guests, or families wanting extra privacy. The lower level provides additional flexible living space, perfect for a home office, gym, media room, or family room, while the heated double attached garage offers plenty of storage and comfort during Calgary's winter months. Located in one of Calgary's most desirable communities, Quarry Park places you just minutes from parks, the Bow River, shopping, restaurants, transit, and major roadways. Combining an exceptional location with stylish finishes and a functional floor plan, this is a home you won't want to miss.