

# \$519,900 - 302, 39 Quarry Gate Se, Calgary

MLS® #A2262850

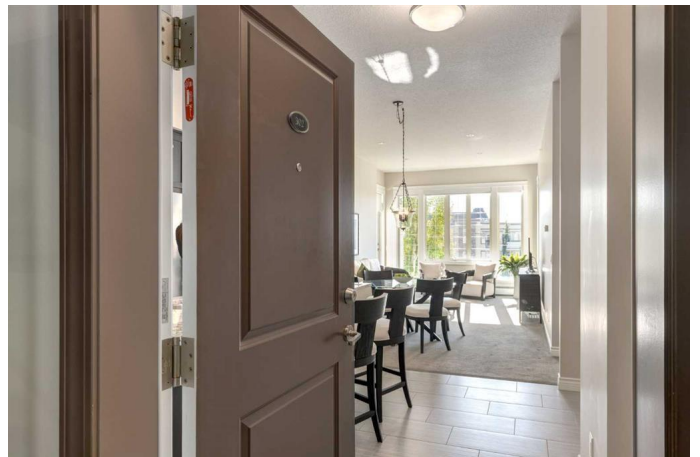
**\$519,900**

2 Bedroom, 2.00 Bathroom, 1,016 sqft

Residential on 0.00 Acres

Douglasdale/Glen, Calgary, Alberta

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 thatâ€™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 â€” 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.

Built in 2015

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2262850          |
| Price          | \$519,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,016             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 302, 39 Quarry Gate Se |
| Subdivision | Douglasdale/Glen       |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2C 5P4                |

### Amenities

|                |                                                                                  |
|----------------|----------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Parking, Storage, Visitor Parking, Secured Parking |
| Parking Spaces | 1                                                                                |
| Parking        | Parkade, Stall, Titled, Underground                                              |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Double Vanity, High Ceilings, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer                     |

|              |           |
|--------------|-----------|
| Heating      | Baseboard |
| Cooling      | None      |
| # of Stories | 3         |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Construction      | Stone, Stucco, Wood Frame |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 25                 |
| Zoning         | M-1                |
| HOA Fees       | 282                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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