

**311, 39 Quarry Gate SE**  
**Calgary, Alberta**

**MLS # A2176052**



**\$349,900**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	720 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Membrane	<b>Condo Fee:</b>	\$ 449
<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>	Elevator, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting		
<b>Inclusions:</b>	None		

Welcome Home to Quarry Park Living! Discover this stunning 1-bedroom + den, top-floor condo nestled in the heart of Quarry Park. Perfectly located, it offers convenient access to downtown Calgary in just 10 minutes, while being steps away from the serene Bow River and its scenic pathway system. This south-facing unit is flooded with natural sunlight and features a large private patio complete with a gas hookup, perfect for BBQs and outdoor relaxation. The modern kitchen boasts stainless steel appliances, quartz countertops, and plenty of storage space, making it ideal for home chefs and entertainers alike. Enjoy the comfort and convenience of titled heated underground parking with bike storage. The unit is located walking distance to the Remington YMCA, Quarry Park's bustling business center, groceries and an array of local amenities, blending lifestyle and functionality. Don't miss out on this opportunity to experience top-floor living in one of Calgary's most desirable neighborhoods. Hurry on this one!