

# \$525,000 - 309, 39 Quarry Gate Se, Calgary

MLS® #A2233436

## \$525,000

2 Bedroom, 2.00 Bathroom, 1,112 sqft

Residential on 0.00 Acres

Douglasdale/Glen, Calgary, Alberta

Welcome to #309 - 39 Quarry Gate SE a beautiful TOP FLOOR END UNIT located in The Gates. With over 1,100 square feet developed this fine home has 2 Bedrooms and 2 full Bathrooms. The kitchen and both full bathrooms feature QUARTZ COUNTERTOPS.

An abundance of natural light floods the spacious living room, dining room and kitchen.

The gourmet kitchen has stainless steel appliances and full size dark cabinetry. The door in the dining room leads to one of the TWO BALCONIES! Both bedrooms are a good size and the primary bedroom has a door to the second very private balcony. There is in-suite laundry and this unit comes with a titled underground parking stall. Do you like to go for long walks? This complex is next to the Bow River Pathway system(see pictures). Located close to the YMCA, library, shops, services and professional offices. This complex is well managed and there is very little turnover - only 1 sale this year! Come take a look!

Built in 2015

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2233436  |
| Price      | \$525,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Square Footage | 1,112       |
| Acres          | 0.00        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Penthouse   |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 309, 39 Quarry Gate Se |
| Subdivision | Douglasdale/Glen       |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2C 5P4                |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Elevator(s), Parking, Secured Parking, Trash |
| Parking Spaces | 1                                            |
| Parking        | Parkade, Underground                         |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Quartz Counters                                                                                                  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                                           |
| Cooling           | None                                                                                                             |
| # of Stories      | 3                                                                                                                |

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 4               |
| Zoning         | M-1             |

### Listing Details

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