

# \$709,000 - 362 Quarry Park Boulevard Se, Calgary

MLS® #A2212143

**\$709,000**

4 Bedroom, 3.00 Bathroom, 1,822 sqft

Residential on 0.00 Acres

Douglasdale/Glen, Calgary, Alberta

Welcome to this luxurious French-inspired townhouse, a stunning corner unit offering over 1,800 square feet of elegant living space. With 9-foot ceilings (11-foot ceilings in the master bedroom) and thoughtfully upgraded features throughout, this home perfectly combines comfort with modern sophistication. The main floor boasts an expansive living room with oversized windows on two sides, flooding the space with natural light. You'll also find a stylish glass-enclosed office, a convenient half bath, a dedicated dining area, and a gourmet kitchen featuring upgraded quartz countertops and a premium stainless steel appliance package, including a gas range and convection oven. Upstairs, retreat to the spacious primary suite, complete with a spa-like ensuite featuring a freestanding soaker tub and double sinks. This level also includes two additional large bedrooms, a full 4-piece bathroom, and the added convenience of an upstairs laundry. Beautiful high-end hardwood flooring flows throughout both the main and upper levels, enhancing the overall luxury feel. Finished basement with additional room. Oversized double garage! Enjoy outdoor living on the oversized gated patio, which overlooks a serene water feature, canal, and walking paths—the perfect place to relax or entertain. This unit is surrounded with beautiful trees and shrubs. Condo fees include HOA services, offering added value and peace of mind. Ideally situated within walking distance to the Remington YMCA, transit, parks,



playgrounds, and a variety of shops and restaurants. Or head in the other direction to explore scenic Bow River pathwaysâ€”this location truly has it all. Donâ€™t miss this exceptional opportunityâ€”book your private showing today!

Built in 2015

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2212143      |
| Price          | \$709,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,822         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 362 Quarry Park Boulevard Se |
| Subdivision | Douglasdale/Glen             |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2C 5M9                      |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Park, Playground       |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Quartz Counters, Separate Entrance |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer                               |
| Heating           | Forced Air   |
| Cooling           | Central Air, Rooftop   |
| Has Basement      | Yes  |
| Basement          | Finished, See Remarks  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Other   |
| Lot Description   | Back Lane, Backs on to Park/Green Space, Low Maintenance Landscape, Street Lighting |
| Roof              | Asphalt Shingle   |
| Construction      | Concrete, Mixed, Stone, Stucco, Wood Frame  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 74               |
| Zoning         | DC               |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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