

**108, 38 Quarry Gate SE**  
**Calgary, Alberta**
**MLS # A2247865**

**\$485,000**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	975 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Tandem, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 714
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** All Phillips Hue Components.

Just steps from the Bow River, this nearly 1,000 sq ft condo blends the ease of condo living with the privacy of your own front entry and patio — offering full townhome vibes. Overlooking a tranquil water feature, the outdoor space is perfect for morning coffee or evening wine. Inside, soaring 11-ft ceilings and an open-concept design create a bright, airy atmosphere. Upgrades include quartz countertops, full-height cabinetry, premium appliances, smart-lighting, luxury vinyl plank flooring, automated window coverings, central A/C, and in-suite laundry. Two spacious bedrooms — including a primary with ensuite — provide flexibility for guests, a home office, or den. Adding to the appeal is a rare upgraded tandem underground parking stall that fits two vehicles comfortably, plus a separate storage locker — a true bonus for inner-city living. The building is also a designated non-smoking property, ensuring a cleaner, healthier environment for all residents. The location is unbeatable: walk to Bow River pathways, Quarry Market’s shops and cafés, the YMCA, and public library, with quick access downtown via Deerfoot. Perfect for downsizers, professionals, or first-time buyers, this home delivers style, convenience, and a coveted riverfront lifestyle.