

# \$549,900 - 416 Quarry Villas Se, Calgary

MLS® #A2226226

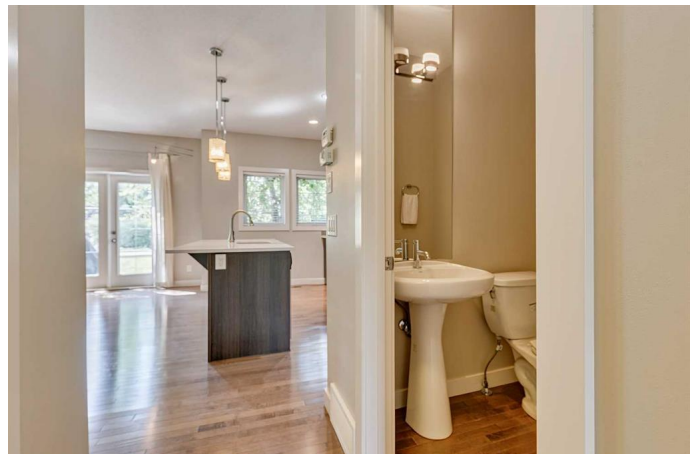
**\$549,900**

2 Bedroom, 3.00 Bathroom, 1,235 sqft

Residential on 0.04 Acres

Douglasdale/Glen, Calgary, Alberta

Immaculately cared for, this beautiful home shows 10 out of 10! Incredibly located, backing south onto an extensive pathway system that leads to the Bow River. Pull right into your attached garage and keep your vehicle safely out of the elements with extra parking on the driveway. Inside this gorgeous home is a wide open floor plan with hardwood floors, 9â€™™ ceilings and executive finishes. Timelessly designed, the kitchen is the hub of the home featuring stone countertops, stainless steel appliances and a large centre island to gather around. Adjacently, the living room is a relaxing retreat encouraging you to put your feet up and unwind in front of the gas fireplace. A handy powder room is conveniently off the front entrance for a quick clean-up upon entry. On the upper level, the spacious primary bedroom is a calming sanctuary with a large walk-in closet and a stylish ensuite. Another large bedroom, a full 4-piece bathroom and upper level laundry further add to the convenience and versatility of this level. A full basement awaits your design ideas. Enjoy peaceful morning coffees and evening barbeques on the sunny south-facing rear patio nestled amongst mature landscaping and backing onto a tranquil river pathway encouraging an active lifestyle. Fantastically located within walking distance to the Remington YMCA, transit, numerous parks and playgrounds and a vast variety of shops and restaurants. Walk in the other direction to the serene Bow River. This



location truly has the best of both worlds!  
Donâ€™t miss out on your chance at this  
beautiful, move-in ready home! For more  
information and pictures, click the links below!

Built in 2012

### Essential Information

MLS® #	A2226226
Price	\$549,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,235
Acres	0.04
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	416 Quarry Villas Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 5K1

### Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	High Ceilings, Kitchen Island, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Oven, Garage Control(s), Microwave Hood

	Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 5th, 2025
Days on Market	12
Zoning	M-G

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.