

# \$465,000 - 108, 38 Quarry Gate Se, Calgary

MLS® #A2247865

**\$465,000**

2 Bedroom, 2.00 Bathroom, 975 sqft

Residential on 0.00 Acres

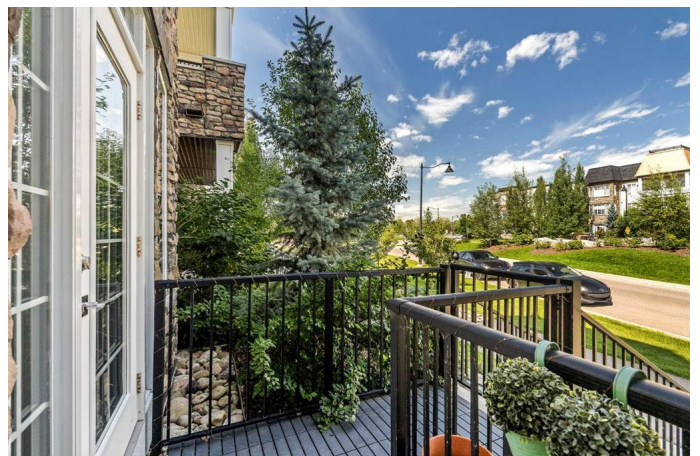
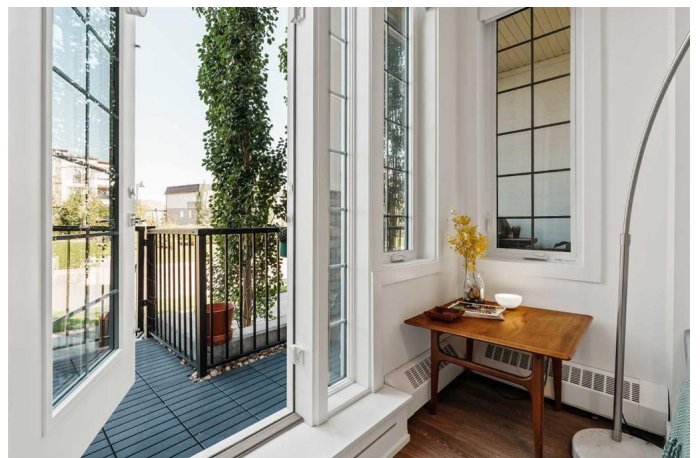
Douglasdale/Glen, Calgary, Alberta

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 caf  s, 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.



Built in 2020

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2247865          |
| Price          | \$465,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 975               |
| Acres          | 0.00              |
| Year Built     | 2020              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 108, 38 Quarry Gate Se |
| Subdivision | Douglasdale/Glen       |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2C 5T6                |

## Amenities

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Visitor Parking, Bicycle Storage |
| Parking Spaces | 2                                                              |
| Parking        | Titled, Underground, Parkade, Tandem                           |

## Interior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                                                   |
| Heating           | Baseboard                                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                                |
| # of Stories      | 3                                                                                                                                                          |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, BBQ gas line     |
| Construction      | Stone, Stucco, Wood Frame |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 52                |
| Zoning         | M-1               |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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