

\$449,000 - 108, 38 Quarry Gate Se, Calgary

MLS® #A2247865

\$449,000

2 Bedroom, 2.00 Bathroom, 975 sqft

Residential on 0.00 Acres

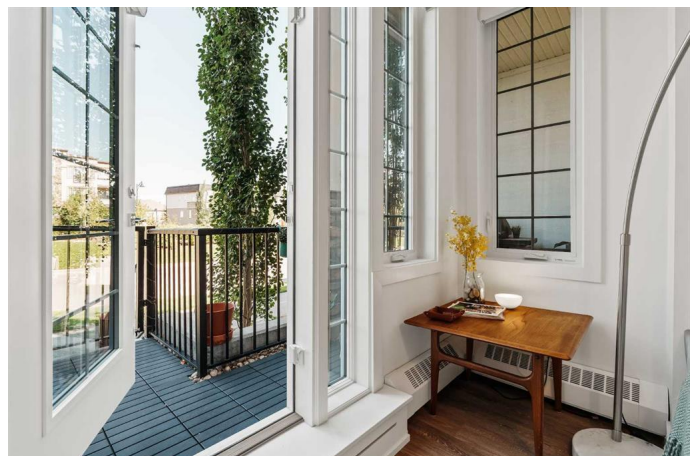
Douglasdale/Glen, Calgary, Alberta

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	\$449,000
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	Bicycle Storage, Elevator(s), Secured Parking, Visitor Parking
Parking Spaces	2
Parking	Parkade, Titled, Underground, 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	70
Zoning	M-1

Listing Details

Listing Office	The Real Estate District
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