

# \$714,900 - 9 Quarry Gate Se, Calgary

MLS® #A2221140

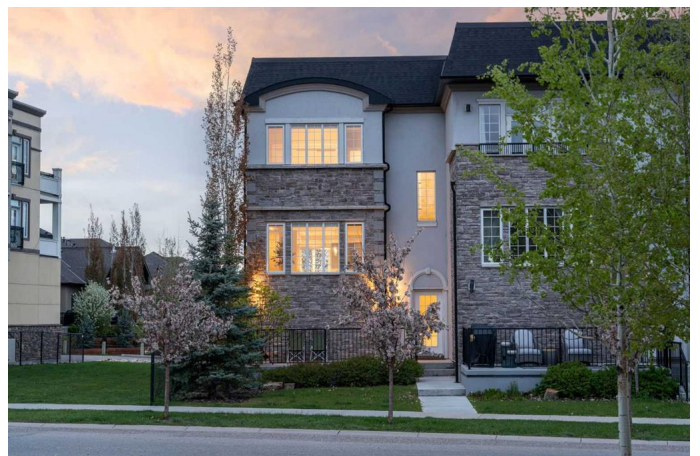
**\$714,900**

3 Bedroom, 3.00 Bathroom, 1,733 sqft

Residential on 0.00 Acres

Douglasdale/Glen, Calgary, Alberta

An executive-style end unit in the highly sought-after Gatestone North Townhomes of Quarry Park, featuring 3 bedrooms upstairs, a main floor den/office, an attached double garage, a south-facing front patio with beautiful water views and since the only shared wall with the neighbor is by the stairs, it's extremely well soundproofed. Ideally located within the complex, this unit sides onto greenspace, has no rear neighbors, and offers unobstructed views of a serene water feature. The main level boasts wide plank white oak engineered hardwood flooring, large windows, and high ceilings that flood the space with natural light. The gourmet kitchen is equipped with grey shaker cabinetry, quartz countertops, a marble tile backsplash, gas range, and a central island with seating—perfect for daily living and entertaining. A private den with French doors provides the ideal work-from-home or study space. Upstairs, you'll find three generous bedrooms, including a primary suite with picturesque views, a luxurious ensuite with double sinks, and a tiled walk-in shower. Convenient upper-floor laundry completes the level. The lower level includes a functional mudroom, additional storage, and direct access to the double attached garage. Additional highlights include central A/C and Hunter Douglas blinds throughout. Enjoy living just steps from the Bow River pathway system, green spaces, Carburn Park, Sue Higgins Park, and all the amenities, shops, restaurants, and transit



options that Quarry Park has to offer. This move-in-ready home perfectly blends comfort, style, and locationâ€”book your showing today!

Built in 2018

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2221140      |
| Price          | \$714,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,733         |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 9 Quarry Gate Se |
| Subdivision | Douglasdale/Glen |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2C 5L4          |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Visitor Parking, Snow Removal, Trash |
| Parking Spaces | 2                                    |
| Parking        | Double Garage Attached               |
| # of Garages   | 2                                    |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s), High Ceilings, |
|-------------------|---|

|              |   |
|--------------|---|
|              | Tankless Hot Water  |
| Appliances   | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Garburator, Gas Stove |
| Heating      | Forced Air, Natural Gas   |
| Cooling      | Central Air   |
| Has Basement | Yes   |
| Basement     | Partial, Partially Finished   |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Other                            |
| Lot Description   | Landscaped, No Neighbours Behind |
| Roof              | Flat                             |
| Construction      | Stone, Stucco                    |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 25             |
| Zoning         | DC             |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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