

# \$659,900 - 274 Quarry Park Boulevard Se, Calgary

MLS® #A2242385

**\$659,900**

4 Bedroom, 4.00 Bathroom, 1,740 sqft  
Residential on 0.08 Acres

Douglasdale/Glen, Calgary, Alberta

Welcome to this executive style end unit townhome in the desirable community of Quarry Park! Fully developed by Birchwood homes this two-storey house offers over 2,500 square feet of thoughtfully designed living space with plenty of upgrades, complete with a fully finished basement and larger double detached garage due to being an end unit. When entering you will notice the spacious open concept with 9 foot ceilings that have built in speakers accompanied by hardwood flooring, 8 foot doors and more to give that grand appeal. This home has everything to offer with a total of 3 beds up; one of which is the large primary suite with a 5 pcs ensuite and a large walk-in closet. Also located on the upper floor is a 4 pcs bath and a laundry nook. On the main there is a larger family room, dining room, 2pcs bath and a living room with built in cabinetry accenting the gas fire place and the perfect sized kitchen with large island, pantry, lots of cupboard space topped off with quartz counter tops. Lower level has a Rec room, large bedroom with a shared 4 pcs ensuite bath and a storage room. This property is topped off with air conditioning, stucco and beautiful rock finishing giving it amazing curb appeal and a fully landscaped yard equip with underground sprinklers which is taken care of by the condo board.

Built in 2010

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2242385      |
| Price          | \$659,900     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,740         |
| Acres          | 0.08          |
| Year Built     | 2010          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 274 Quarry Park Boulevard Se |
| Subdivision | Douglasdale/Glen             |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2C 5G3                      |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Amenities      | Parking, Snow Removal, Visitor Parking, Other                   |
| Parking Spaces | 2                                                               |
| Parking        | Additional Parking, Alley Access, Double Garage Detached, Guest |
| # of Garages   | 2                                                               |

### Interior

|                   |                                                                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Ceiling Fan(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, See Remarks, Washer, Water Softener, Window Coverings         |
| Heating           | Fireplace(s), Natural Gas, Mid Efficiency                                                                                                                                                     |
| Cooling           | Central Air                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                                                                                             |

|              |                              |
|--------------|------------------------------|
| Fireplaces   | Gas, Blower Fan, Living Room |
| Has Basement | Yes                          |
| Basement     | Finished, Full               |

## Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance                                                        |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                       |
| Construction      | Concrete, Stone, Stucco, Wood Frame                                                   |
| Foundation        | Poured Concrete                                                                       |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 11               |
| Zoning         | M-G              |
| HOA Fees       | 283              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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