

\$499,999 - 22 Quarry Lane Se, Calgary

MLS® #A2245476

\$499,999

2 Bedroom, 3.00 Bathroom, 1,292 sqft

Residential on 0.02 Acres

Douglasdale/Glen, Calgary, Alberta

Located in the peaceful and highly convenient community of Quarry Park, welcome to 22 Quarry Lane. As you enter the front door, youâ€™ll notice the cool air provided by the central A/C unit. You are greeted by a versatile flex space that offers multiple uses.

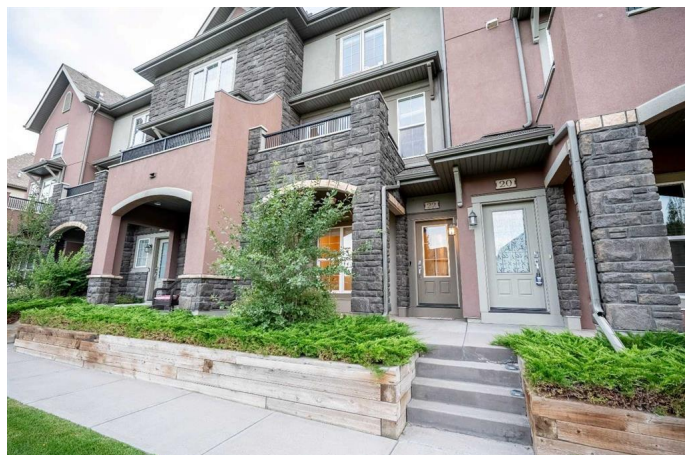
Head upstairs to find an expansive kitchen featuring ample cabinetry and stainless steel appliances. Classic quartz countertops offer both style and durability, while mocha-coloured hardwood floors adorn the entire second level. A conveniently located half bathroom leads into a large, inviting living room.

A tile-surround fireplace adds a touch of elegance, and just steps away is the east-facing balcony, complete with a gas line for your BBQ. From here, enjoy views of the Bow River pathway system.

Upstairs, youâ€™ll find two generously sized bedrooms, each with its own 4-piece ensuite bathroom. For added convenience, the laundry area is also located on the upper level.

The attached garage includes additional storage space and provides access to a separate storage room. Garbage disposal and visitor parking are just steps away, with extra street parking available around the corner.

Quarry Park is a quiet and scenic neighborhood with easy access to one of



Calgary’s most beautiful pathway systems. It also offers close proximity to a variety of retail, dining, and entertainment hubs (Quarry Park, Riverbend, and Douglas Glen, to name a few). Major highways like Glenmore Trail and Deerfoot Trail are nearby, making commuting a breeze.

Built in 2014

Essential Information

MLS® #	A2245476
Price	\$499,999
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,292
Acres	0.02
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	22 Quarry Lane Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3T3

Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	1
Parking	Garage Faces Rear, Insulated, Off Street, On Street, Single Garage Attached
# of Garages	1

Interior

Interior Features	Closet Organizers, High Ceilings, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Electric, Tile
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane, Landscaped, Low Maintenance Landscape, Street Lighting, Brush
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 2nd, 2025
Days on Market	24
Zoning	M-2 d210
HOA Fees	300
HOA Fees Freq.	ANN

Listing Details

Listing Office	Grand Realty
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