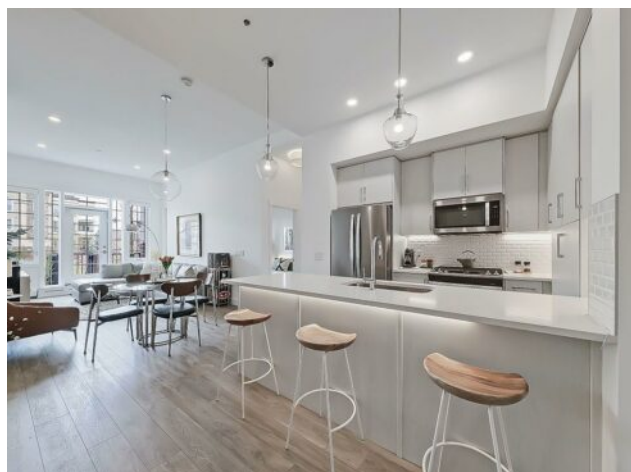


**108, 38 Quarry Gate SE
Calgary, Alberta**

MLS # A2216636



\$499,900

Division:	Douglasdale/Glen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	972 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 714
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Quartz Counters, See Remarks, Vaulted Ceiling(s)		

Inclusions: All Phillips Hue Components.

Welcome to Unit 108 at 38 Quarry Gate SE—where the ease of condo living meets the autonomy of a private-entry home. Skip elevators and parkades: a secluded front door leads you into your own urban retreat. A private patio, surrounded by greenery and overlooking a tranquil water feature, sets the scene for morning coffee or an evening glass of wine. Step inside to nearly 1,000 sq ft of thoughtfully appointed space. Vaulted 11-ft ceilings soar above an open-concept living and dining area, where luxury vinyl plank flooring, automated window coverings, air conditioning, and a full smart-lighting system ensure comfort at your fingertips. The chef-inspired kitchen features quartz countertops, full-height cabinetry, and premium appliances, while in-suite laundry and two titled underground parking stalls add practical ease. Two generous bedrooms—one served by a full ensuite and the other next to another fantastic bathroom. The layout of the sleeping quarters also provided versatility to work from home, or have a separate den. Outside your door, Quarry Park’s lifestyle unfolds: dog-friendly trails along the Bow River, boutique cafés and shops at Quarry Market, the YMCA, public library, and convenient downtown access via Deerfoot. Perfect for downsizers, professionals, or first-time buyers, this townhome blends urban style and community charm.