

**309, 39 Quarry Gate SE
Calgary, Alberta****MLS # A2233436****\$525,000**

Division:	Douglasdale/Glen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,112 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas**Floors:** Carpet, Tile**Roof:** Asphalt**Basement:** -**Exterior:** Stone, Stucco, Wood Frame**Foundation:** -**Features:** Quartz Counters**Water:** -**Sewer:** -**Condo Fee:** \$ 724**LLD:** -**Zoning:** M-1**Utilities:** -**Inclusions:** N/A

Welcome to #309 - 39 Quarry Gate SE a beautiful TOP FLOOR END UNIT located in The Gates. With over 1,100 square feet developed this fine home has 2 Bedrooms and 2 full Bathrooms. The kitchen and both full bathrooms feature QUARTZ COUNTERTOPS. An abundance of natural light floods the spacious living room, dining room and kitchen. The gourmet kitchen has stainless steel appliances and full size dark cabinetry. The door in the dining room leads to one of the TWO BALCONIES! Both bedrooms are a good size and the primary bedroom has a door to the second very private balcony. There is in-suite laundry and this unit comes with a titled underground parking stall. Do you like to go for long walks? This complex is next to the Bow River Pathway system(see pictures). Located close to the YMCA, library, shops, services and professional offices. This complex is well managed and there is very little turnover - only 1 sale this year! Come take a look!