

\$449,000 - 108, 38 Quarry Gate Se, Calgary

MLS® #A2247865

\$449,000

2 Bedroom, 2.00 Bathroom, 975 sqft

Residential on 0.00 Acres

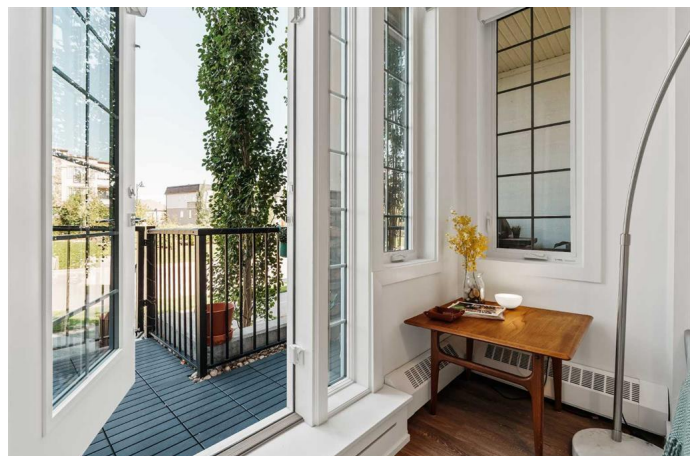
Douglasdale/Glen, Calgary, Alberta

Just steps from the Bow River, this nearly 1,000 sq ft condo blends the ease of condo living with the privacy of your own front entry and patio — offering full townhome vibes. Overlooking a tranquil water feature, the outdoor space is perfect for morning coffee or evening wine.

Inside, soaring 11-ft ceilings and an open-concept design create a bright, airy atmosphere. Upgrades include quartz countertops, full-height cabinetry, premium appliances, smart-lighting, luxury vinyl plank flooring, automated window coverings, central A/C, and in-suite laundry. Two spacious bedrooms — including a primary with ensuite — provide flexibility for guests, a home office, or den.

Adding to the appeal is a rare upgraded tandem underground parking stall that fits two vehicles comfortably, plus a separate storage locker — a true bonus for inner-city living. The building is also a designated non-smoking property, ensuring a cleaner, healthier environment for all residents.

The location is unbeatable: walk to Bow River pathways, Quarry Market's shops and caf  s, the YMCA, and public library, with quick access downtown via Deerfoot. Perfect for downsizers, professionals, or first-time buyers, this home delivers style, convenience, and a coveted riverfront lifestyle.



Built in 2020

Essential Information

MLS® #	A2247865
Price	\$449,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	975
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	108, 38 Quarry Gate Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 5T6

Amenities

Amenities	Bicycle Storage, Elevator(s), Secured Parking, Visitor Parking
Parking Spaces	2
Parking	Parkade, Tandem, Titled, Underground

Interior

Interior Features	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Open Floorplan, Separate Entrance
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Gas Range
Heating	Baseboard
Cooling	Central Air
# of Stories	3

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Stucco, Wood Frame, Stone

Additional Information

Date Listed	August 21st, 2025
Days on Market	81
Zoning	M-1

Listing Details

Listing Office	The Real Estate District
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.