

\$599,000 - 44 Quarry Lane Se, Calgary

MLS® #A2249761

\$599,000

3 Bedroom, 3.00 Bathroom, 1,644 sqft
Residential on 0.03 Acres

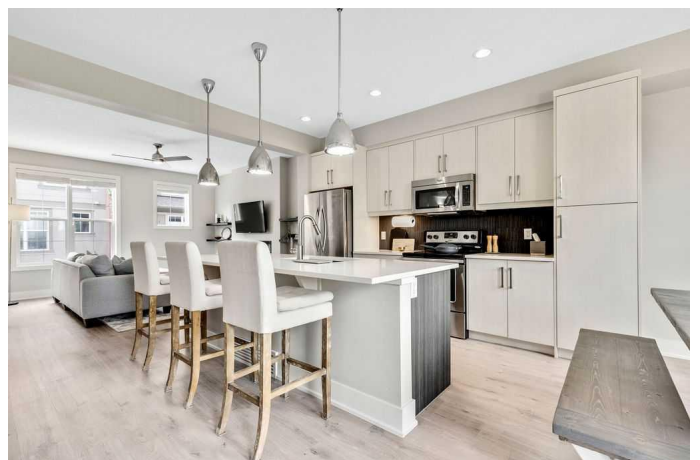
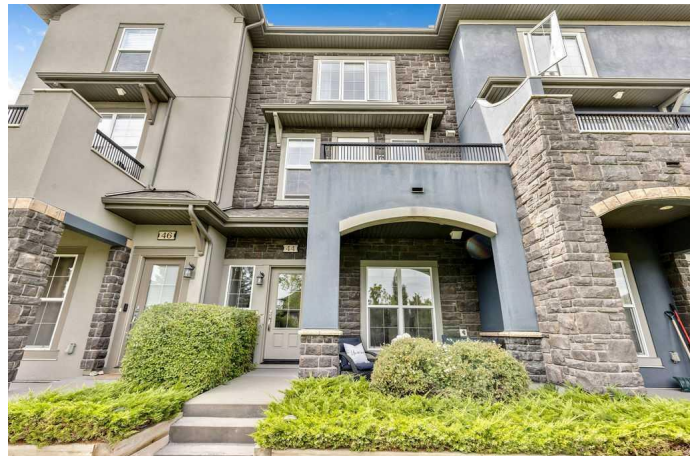
Douglasdale/Glen, Calgary, Alberta

Welcome to this beautifully maintained three-storey home in the highly desirable community of Quarry Park. Offering three bedrooms plus an office and two and a half bathrooms, this home is thoughtfully designed with a spacious kitchen that flows into the living area, complete with a cozy fireplace, a charming reading nook and Vacuflow. Real hardwood under LVP. The dedicated office includes custom built-ins, making it an ideal workspace. The double attached garage easily fits two mid-size vehicles with additional storage space. Quarry Park is a vibrant, master-planned community known for its blend of natural beauty and everyday convenience. Youâ€™ll love being steps from the Bow River pathway system, Sue Higgins off-leash dog park, and Carburn Park with its ponds and year-round recreation. The Market at Quarry Park offers shopping, dining, fitness facilities, YMCA, and a library all within minutes. With quick access to Deerfoot and Glenmore Trail, and the Ring Road this is the perfect combination of location, lifestyle, and comfort.

Built in 2014

Essential Information

MLS® #	A2249761
Price	\$599,000
Bedrooms	3
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,644
Acres	0.03
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey, Side by Side
Status	Active

Community Information

Address	44 Quarry Lane Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C5N4

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Private Entrance
Lot Description	Backs on to Park/Green Space

Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 19th, 2025
Days on Market	26
Zoning	M-2 d210
HOA Fees	338
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.