

# \$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.

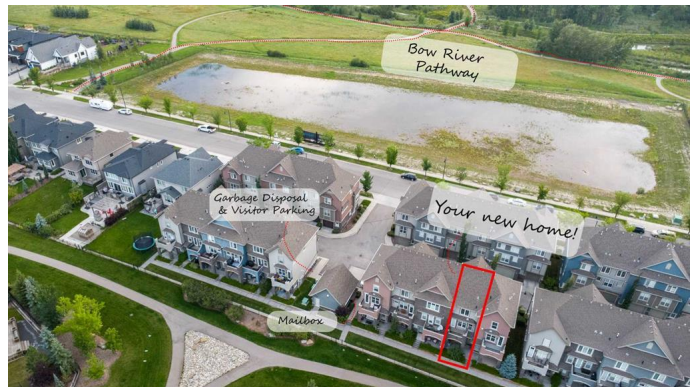
Head upstairs to find an expansive kitchen featuring ample cabinetry and stainless steel appliances. Classic quartz countertops offer both style and durability, while mocha-coloured hardwood floors adorn the entire second level. A conveniently located half bathroom leads into a large, inviting living 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 | 20               |
| Zoning         | M-2 d210         |
| HOA Fees       | 300              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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