

# \$580,000 - 44 Quarry Lane Se, Calgary

MLS® #A2249761

**\$580,000**

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

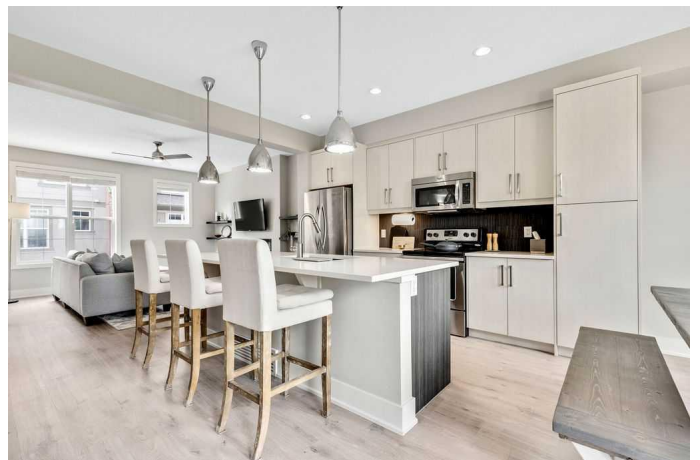
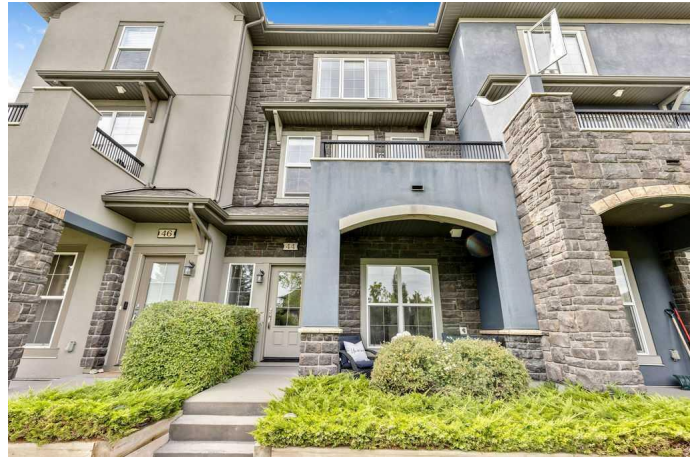
Douglasdale/Glen, Calgary, Alberta

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 and charming reading nook. The dedicated office features custom built-ins, creating the perfect workspace. The double attached garage easily fits two mid-size vehicles with additional storage space.

Recent updates include a water tank repair (Sept 2024), furnace repair and extended service care contract (Nov 2024), custom wall unit (Apr 2025), Vacuflow motor replacement (May 2025), dryer vent cleaning (May 2025), and interior painting on the main level and select areas (June 2025). Ongoing care includes regular carpet cleaning, annual furnace maintenance, and periodic dryer vent servicing.

Renovations include an updated primary bathroom and new luxury vinyl plank flooring on the main level, installed over the existing hardwood for a clean and modern look.

Quarry Park is a vibrant, master-planned community known for its blend of natural beauty and convenience. Enjoy 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, this home perfectly combines comfort, style, and location.

Built in 2014

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2249761               |
| Price          | \$580,000              |
| 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 | Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Bookcases, Built-in Features, Central Vacuum |
| Appliances        | Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings, Garage Control(s)                 |
| 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 | 61                |
| 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.