



# 446 Quarry Way Calgary Alberta

\$534,900

This impeccably maintained two-bedroom townhouse in Quarry Park boasts numerous upgrades, a prime location across from the Bow River pathway, and a modern, functional layout. This stylish end-unit townhouse features an array of enhancements designed for comfort and convenience. An office/den located just off the main level foyer currently serves as a gym/yoga space, offering versatility for remote work or relaxation. The sunlit main living area, unique for having additional side windows, is adorned with beautiful hardwood floors, high ceilings, and a cozy fireplace, creating an inviting atmosphere. Throughout the property, high-end window coverings contribute to the upscale and tasteful aesthetic. The gourmet kitchen is a standout, featuring upgraded backsplash, quartz countertops, stainless steel appliances—including a gas cooktop—and ample full-height cabinetry, along with a dining space that provides access to the deck with west-facing river views, perfect for enjoying stunning sunsets. Upstairs, both spacious bedrooms include ensuite bathrooms and walk-in closets, while a conveniently located laundry room with full-size washer and dryer enhances practicality. Recent upgrades include central air conditioning with a Nest thermostat for year-round comfort. While the attached garage offers substantial storage for both cars and items. This townhouse's ideal location means you'll be within walking distance of community amenities like Starbucks, restaurants, and the YMCA. Commuters will appreciate quick access to major routes including Deerfoot, Barlow, Glenmore, and Stoney Trail, with the South Hospital and Chinook Mall just minutes away. This property is move-in ready and awaits its new owner! (id:6769)

Living room 11.42 Ft x 14.42 Ft

Kitchen 10.00 Ft x 12.17 Ft

Dining room 7.58 Ft x 12.42 Ft

2pc Bathroom 7.25 Ft x 5.33 Ft

Primary Bedroom 12.58 Ft x 10.00 Ft

Bedroom 12.50 Ft x 9.83 Ft

4pc Bathroom 5.00 Ft x 8.92 Ft

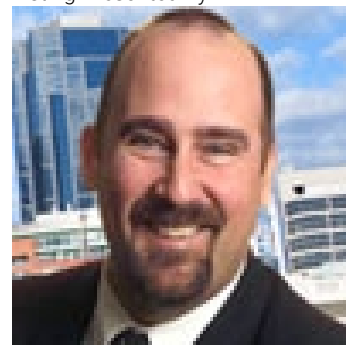
3pc Bathroom 4.92 Ft x 9.00 Ft

Laundry room 3.42 Ft x 6.83 Ft

Den 10.33 Ft x 8.17 Ft

Foyer 4.50 Ft x 7.33 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

**RE/MAX Realty Professionals**

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