

**464 Quarry Villas SE**  
**Calgary, Alberta**

**MLS # A2213676**



**\$579,900**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,137 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Central
<b>Floors:</b>	Carpet, Hardwood, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Brick, Stucco
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 398
<b>LLD:</b>	-
<b>Zoning:</b>	M-G
<b>Utilities:</b>	-

**Inclusions:** Racking in the garage

Welcome to The Belmont in Quarry Park &mdash; a pet-friendly townhome community that blends convenience, charm, and style. This upgraded END UNIT offers extra privacy and backs south onto a peaceful green space and walking path, with detached homes next door giving it a true residential feel. This home is in pristine condition and ideally situated within the complex. Step inside to discover 9-foot ceilings, warm hardwood floors, and a bright open-concept main floor. The kitchen is both functional and stylish, featuring espresso cabinets, granite countertops, a central island with seating, stainless steel appliances, and a full pantry closet. Large patio doors lead to a sunny, south facing and tree-lined outdoor space&mdash;perfect for morning coffee or summer BBQs, complete with a gas hookup and phantom screen to let in the breeze. Upstairs, you&rsquo;ll find two spacious bedrooms, each with their own ensuite and walk-in closet&mdash;ideal for roommates, guests, or family. The upper-level laundry is conveniently located near the bedrooms, and there's even a built-in desk for your work-from-home needs. Other thoughtful upgrades include dimmer lighting throughout, California Closets, and custom storage systems in the oversized attached garage, including overhead racks. The fully developed basement adds even more flexibility with a large rec room, full 3-piece bathroom, and extra storage. The location truly shines&mdash;walk to the Bow River, Carburn Park, or explore Quarry Park&rsquo;s shops, restaurants, coffee spots, and the state-of-the-art YMCA. With 90 acres of green space, 10 km of pathways, and quick access to major roadways and transit (including the future Green Line LRT), this is a lifestyle you&rsquo;ll love. Bonus: The complex allows one dog (under 50 lbs), two cats, or one dog and one cat, as long as they're quiet and well-behaved.

Don't miss this move-in ready gem in one of Calgary's most beautifully planned communities. Book your private showing today!