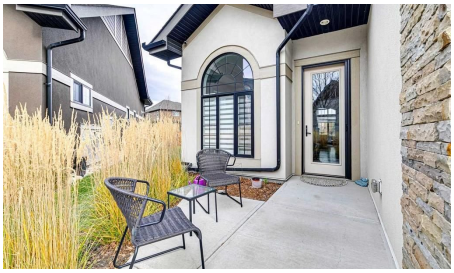
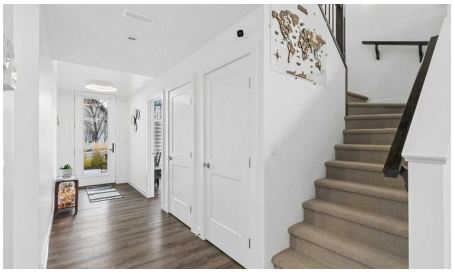
25 Quarry Common SE

Calgary | Active | MLS® A2358611

$969,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2018**	**2,382 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX Realty Professionals

A closer look

Welcome to this exceptional former showhome bungalow villa in The Calais, located in the award-winning community of Quarry Park. This upscale semi-attached residence occupies one of the development's premier lots, showcasing sweeping park views, a private side yard and a beautifully finished concrete patio. A rare offering, this home is one of only four largest floor plans and one of just four semi-attached residences in the development. Designed with an emphasis on luxury, comfort and functionality, the home features soaring two-storey vaulted ceilings, engineered hardwood flooring and an impressive chef-inspired kitchen complete with a 5-burner gas cooktop, quartz countertops, full-height shaker cabinetry and soft-close doors and drawers. Quality craftsmanship throughout, including elegant casing and baseboards, and knockdown stipple. The spacious primary bedroom offers a luxurious ensuite, while the second main-floor bedroom is perfect as a guest bedroom, home office or den. Upstairs, a massive bonus room with a built in Murphy bed and 4 pce bath offers a great opportunity for a family room, fitness space, theatre room or additional bedrooms. A standout feature, the oversized double attached garage is spotless, insulated, drywalled, painted, has an epoxy floor, extensive LED lighting, and slat wall storage system. Additional upgrades and features include custom power Hunter Douglas blinds, phantom screen, wine storage under the staircase, custom mechanical system with a mix of radiant in floor heating and forced air, A/C, UV air purification; all professionally serviced and calibrated to enhance the comfort level in the home. Quarry Park is an upscale centrally located community with unmatched walkability and amenities. The Bow River pathway system and Carburn Park are just steps away with quality restaurants, boutique shopping, a YMCA, the future (now under construction) Green Line LRT, public transit, water features and more. With the upgraded Deerfoot and Glenmore Trail interchange almost complete, downtown Calgary and access west to the mountains will be a breeze. A truly rare opportunity to own an exceptional home in one of Quarry Park's most desirable locations. Combining a premium lot, extensive upgrades and an enviable lifestyle, this may be one of the finest offerings in The Calais!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358611
Bedrooms	2
Bathrooms	3
Year Built	2018
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Bare Land Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	1 and Half Storey, Attached-Side by Side
Total Living Area:	2,382 sq. ft.
Main Level Finished Area:	1,466 sq. ft.
Upper Level Finished Area:	916 sq. ft.
Condo Fee:	$580.00
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Maintenance Grounds, Professional Management, Reserve Fund Contributions
HOA Fee Frequency:	Annually
Lot Area:	4,348 sq. ft.
Lot Frontage:	21'2"
Front Exposure:	Southwest
Unit Exposure:	Southwest
Entry Level:	1
Levels:	One and One Half
End Unit:	1 Common Wall
Total Rooms Above Grade:	8
Year built:	2018 (Age: 8)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1

Plan:	1912090
Heating:	Boiler, Combination, In Floor, Forced Air, Natural Gas, Radiant, Zoned
Basement:	None
Foundation:	Slab
Builder:	Remmington
New Constr.:	No
Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Great Room, Mantle
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Heated Garage, Insulated, Oversized
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
HOA Fee:	$269.59
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Z-name Not Listed
Community:	Douglasdale/Glen

Amenities:	Other
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Washer, Window Coverings
Inclusions:	None
Restrictions:	Board Approval, Pets Allowed
Pets Allowed:	Yes
Main Floor	Great Room · 13'8" × 13'6" ·
Main Floor	Dining Room · 13'7" × 12'9" ·
Main Floor	Kitchen · 15'7" × 10'3" ·
Main Floor	Bedroom · 11'3" × 8'3" ·
Main Floor	Foyer · 13'8" × 5' ·
Main Floor	Bedroom - Primary · 15' × 11'1" ·
Main Floor	Laundry · 11'3" × 10'8" ·
2nd Floor	Den · 11'3" × 10' ·
2nd Floor	Bonus Room · 24' × 21'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	BBQ gas line, Private Yard
Patio And Porch Features:	Patio
Lot Features:	Backs on to Park/Green Space, Greenbelt, Landscaped, Lawn, Level, No Back Lane, No Neighbours Behind, Pie Shaped Lot, Private, Street Lighting, Treed, Underground Sprinklers, Views
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary

Zone:	CAL Zone SE
Zoning:	M-2
Listed Date:	Nov 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/25-quarry-common-se-calgary-a2358611/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.