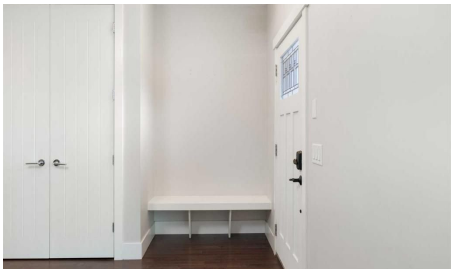
388 Quarry Park Boulevard SE

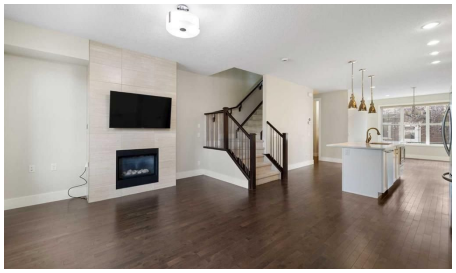
Calgary | Active | MLS® A2341923

$594,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2015**	**1,538.73 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Defined by thoughtful design, quality finishes and an amazing LOCATION this exceptional townhome offers over 2,250sf of refined living in Quarry Park, one of Calgary's most distinctive riverside communities. With only one owner, this never-before-hit-the-market is a wonderful family townhome in an amazing community.
Outside your door, Quarry Park and Douglas Glen offer an exceptional urban lifestyle surrounded by nature. The community is thoughtfully designed around the Bow River, with extensive pathways, parks, green space, and the nearby Carburn Park providing year-round opportunities to walk, run and cycle. The 94,000sf Remington YMCA and Calgary Public Library are within walking distance, while The Market at Quarry Park provides convenient access to groceries, cafés, restaurants and everyday services.
A unique mixed-use community, Quarry Park also offers nearby employment, thoughtfully landscaped streetscapes, and convenient access to major roadways and downtown Calgary. Future Green Line connectivity could further enhance the neighbourhood's accessibility.
Upon entry to the main floor the large front windows draw light throughout the main level. The large kitchen, living room, and dining are OPEN CONCEPT and the large windows at the back connect you to your private back yard.
The bright living room has a cozy/modern gas fireplace for year round comfort and the living room opens seamlessly into the heart of the home-an inviting kitchen designed for both everyday living and entertaining. The kitchen is beautifully appointed with quartz countertops, stainless steel appliances, extensive cabinetry, and an oversized island with generous seating.
Moving through the kitchen towards the back, the adjoining dining room offers light and views to the yard, and has a beautiful powder room tucked by the back entry to outside. At the rear, convenient access leads to the private yard and double detached garage.
The uniquely designed upper level offers TWO PRIMARY BEDROOMS - BOTH complete with their own 4 piece ENSUITE baths with dual vanities, soaker tub, and separate shower AND each primary has a generous WALK-IN closet of its own! The floor plan is efficient and caters to larger rooms and less transition space. The upper-level laundry adds everyday convenience to the bedroom level.
The undeveloped basement has large windows front and back that would cater to various plan configurations to suit the new owners, and the plumbing rough ins for a future washroom tuck it next to the stairs for an efficient design.
A rare combination of generous living space, architectural character, recreation, nature and urban convenience, this is an exceptional opportunity to experience the distinctive lifestyle of Quarry Park.
Some images have been virtually staged to better showcase the true potential of rooms and spaces in the home.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2341923
Bedrooms	2
Bathrooms	3

Year Built	2015
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,538.73 sq. ft.
Main Level Finished Area:	767.41 sq. ft.
Upper Level Finished Area:	771.31 sq. ft.
Below Grade Finished Area:	713.8 sq. ft.
Condo Fee:	$417.40
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	2,066 sq. ft.
Lot Frontage:	18'1"
Front Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2015 (Age: 11)

Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	2
Plan:	1312637
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
Builder:	Birchwood Builders
New Constr.:	No
Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Family Room, Gas, Insert
Garage:	Yes
Garage Spaces:	2
Parking:	Alley Access, Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level

HOA Fee:	$283.06
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	BOULEVARD TOWNES OF QUARRY PARK PHASE III
Community:	Douglasdale/Glen
Amenities:	Visitor Parking
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Blinds, 4K TV and TV Wall Mount above Fireplace, Bathroom Mirrors, All Attached Light Fixtures, Built-In Shelving/Cabinetry, Any Attached Outdoor Planters and/or Permanent Landscaping Improvements. Central Vac is roughed in. Attic access to drywalled additional storage room!
Restrictions:	Restrictive Covenant, Utility Right Of Way
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Living Room · 17'3" × 13'4" ·
Main Floor	Kitchen · 13'3" × 12'3" ·
Main Floor	Dining Room · 15'4" × 10'7" ·
2nd Floor	Bedroom · 12'2" × 11'6" ·
2nd Floor	Bedroom - Primary · 12'4" × 11'11" ·
2nd Floor	Walk-In Closet · 8'10" × 5'5" ·
2nd Floor	Walk-In Closet · 8'9" × 4'11" ·
Basement	Other · 39'8" × 16'5" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Street Lights, Walking/Bike Paths
Interior Features:	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Exterior Features:	BBQ gas line, Private Yard
Patio And Porch Features:	Patio

Lot Features:	Back Lane, Front Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	M-Gd44
Listed Date:	Sep 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/388-quarry-park-boulevard-se-calgary-a2341923/

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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.