



105, 121 Quarry Way SE
Calgary, Alberta

MLS # A2312306



\$489,900

Division:	Douglasdale/Glen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	843 sq.ft.	Age:	2013 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Garage Door Opener, Heated Garage, Insulated, Parkade, Secured, Titled, U		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 657
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	SR
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Crown Molding, Elevator, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s)

Inclusions: N/A

Experience elevated riverside living in this luxurious condo in the prestigious Champagne development in Quarry Park. Perfectly positioned just steps from the Bow River pathways, Sue Higgins Off-Leash Dog Park, shops, restaurants, and the YMCA, this impeccably maintained home offers the perfect blend of nature, convenience, and sophistication. Inside, you'll find engineered hardwood floors, tray ceilings with crown moulding, and upscale finishes throughout. The chef-inspired kitchen is designed for both everyday living and entertaining, featuring granite countertops, a massive island, and premium stainless steel appliances, including a GAS range. The spacious primary suite offers a spa-like ensuite with a soaker tub, while large windows and a sunny SOUTH facing patio create a bright and peaceful retreat. Complete with a gas line for summer BBQs and plenty of room to relax or gather with friends, the outdoor space truly extends your living area. Ideal for those looking to downsize without compromising comfort or quality, this home also offers the convenience of main-floor access, making it easy to step outside and enjoy walks along the river with your furry companion, with pets welcome upon board approval. Built with solid CONCRETE construction for exceptional quiet and durability, Champagne features central AIR CONDITIONING, TITLED underground parking and storage, a heated parkade with car wash bay, bike storage, visitor parking, and beautifully maintained common areas. Even better, this unit includes an excellent parking stall located right beside the elevator with no vehicles on either side. Condo fees include heat, gas, and water, making this an outstanding opportunity for luxurious, low-maintenance living in one of Calgary's most desirable communities. Come experience everything this exceptional building has to offer.