

**101, 121 Quarry Way SE**  
**Calgary, Alberta**

**MLS # A2291598**



**\$479,000**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	733 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 563
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub		

**Inclusions:** N/A

Experience a sophisticated, low-maintenance lifestyle in this luxury main-floor condo located in the Champagne building, South Calgary's premier residence. Backing onto serene green space just steps from the Bow River, this home features 10-foot ceilings, rich engineered hardwood floors, and estate-level finishes throughout. The gourmet kitchen is a chef's dream, boasting 42-inch soft-close cabinetry, upscale stainless steel appliances, polished granite countertops, and a massive island designed for entertaining. The primary bedroom offers a private retreat with new custom Hunter Douglas blackout blinds and a lavish marble-tiled ensuite with a separate soaking tub and shower. The concrete construction of this pet-friendly building ensures exceptional quiet and durability. Modern conveniences abound, including central air conditioning, a gas BBQ line, titled storage, and a titled underground parking stall near the elevator with access to a two-stall car wash. Located in the master-planned community of Quarry Park, you are minutes away from miles of river pathways, an off-leash park, and the world-class YMCA. With condo fees that cover heat, gas, and water, this well-managed complex offers a holistic living experience that combines nature, quality, and convenience.