



GRASSROOTS
REALTY GROUP

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105, 121 Quarry Way SE
Calgary, Alberta

MLS # A2246782



\$520,000

Division:	Douglasdale/Glen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	841 sq.ft.	Age:	2013 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Owned, Secured, See Remarks, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Membrane, Tar/Gravel	Condo Fee:	\$ 653
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Crown Molding, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Tray Ceiling(s), Walk-In Closet(s)		
Inclusions:	3 Shelves, 2 Hooks at front entrance		

Welcome to ground-floor living in the prestigious Champagne building, right in the heart of Quarry Park. This well-designed one-bedroom condo offers concrete construction for peace and quiet, along with rich hardwood floors and 9' coved ceilings for a bright, open feel. The kitchen features quartz countertops, a gas range, upgraded stainless appliances, upgraded lighting, and flows into a spacious living/dining area with an office nook tucked just beside the kitchen, with hardwood floors throughout the apartment. The bedroom includes a walk-in closet with access to the four-piece bath, and you'll appreciate the convenience of in-suite laundry and extra storage. Step out to a generous 200 sqft south-facing patio—ideal for relaxing outdoors, or BBQ's with a gas hookup ready to go. The titled, heated underground parking stall is located near the elevator, and a separate titled storage locker is also included. Building amenities include secure entry, a car wash, bike room, and a landscaped courtyard and convenient visitor parking for cars and bikes. All this, just steps from Bow River pathways, shops, restaurants, the YMCA, and everything Quarry Park has to offer.