



GRASSROOTS
REALTY GROUP

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103, 131 Quarry Way SE
Calgary, Alberta

MLS # A2252336



\$775,000

Division:	Douglasdale/Glen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,628 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,212
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

Inclusions: n/a

NOW IS THE TIME to take advantage of the incredible pricing of this Stunning 1600+ Sq Ft Main Floor SE-Facing UNIT with lots of SUNSHINE and BIG WINDOWS – A Rare Gem Welcome to THE CONVENIENT Main floor residence offering luxurious living. TWO TITLED PARKING SPOTS, CAR WASH, DOG FRIENDLY, CONCRETE CONSTRUCTION & SWEET LOCATION! Perfectly positioned with southeast exposure, this exceptional condo provides tranquil views of lush greenspace 1 minute access to the River paths and extensive Calgary Hub Trail System. Covered patio—complete with gate access to the main walkway and a convenient gas line for barbecuing—ideal for outdoor entertaining or enjoying a quiet morning coffee and easy access if you have a pooch/and or grocery curb side convenience! The bright and airy open-concept layout is enhanced by elegant coffered ceilings and oversized windows. The chef-inspired kitchen is the heart of the home, featuring a large island with seating, sleek finishes, abundant cabinetry, and generous counter space—perfect for cooking, entertaining, or gathering with friends. The spacious living and dining areas offer exceptional versatility, with room for multiple seating zones, a buffet or hutch, and seamless flow for both hosting and relaxing. The king-sized primary suite is a private sanctuary, offering a double vanity, deep soaker tub, oversized walk-in shower, and a large walk-in closet complete with custom organizers. The second bedroom is thoughtfully tucked away on the opposite side of the unit with an adjoining full bathroom and a flex door for added privacy—ideal for guests or family. A built-in office nook, equipped with a desk, cabinets, and bookshelves, provides a smart and stylish work-from-home space. Additional highlights include a welcoming front foyer with a custom

walk-in closet, full-size stacked laundry, and two titled underground parking stalls located just steps from the elevator and a large storage locker. The building also features bike storage, two car wash bays, and solid concrete construction for excellent soundproofing. This pet-friendly community is centrally located with easy access to scenic river pathways and walking trails. Offering a rare combination of refined comfort, natural light, and thoughtfully designed spaces, this one-of-a-kind home is a standout opportunity in a prime location. Footsteps from Starbucks, restaurants and groceries with immediate access for Humans and Pups to the River Pathway System!