



GRASSROOTS
REALTY GROUP

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104, 211 Quarry Way SE
Calgary, Alberta

MLS # A2263070



\$459,900

Division:	Douglasdale/Glen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	860 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 653
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Pantry, Soaking Tub, Tray Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome to Champagne in Quarry Park, where everyday living meets effortless style. This 1-bedroom, 1-bath condo offers a luxurious and inviting space in one of southeast Calgary's most desirable communities. From the moment you walk into the building, you'll notice the attention to detail—from the elegant lobby to the quality craftsmanship that carries through the entire home. Inside, the open layout feels bright and welcoming, with hardwood floors throughout the main living area, tall baseboards, and tray ceilings with crown moulding that add a touch of character. The central kitchen is both functional and stylish, featuring granite counters, a large island with seating, and stainless steel appliances, including a gas range—perfect for cooking and entertaining. On one side, there's space for a dining table, while the living area on the other opens to sliding patio doors leading to your east-facing patio, where you can enjoy morning light and quiet outdoor time. The spacious bedroom includes a walk-through closet with doors and connects to a well-designed bathroom with a soaker tub and separate glass shower. There's also a second entry to the bathroom from the main living area for convenience. The suite includes in-suite laundry with full-sized washer and dryer, plus titled underground parking and a storage unit. The heated parkade even has a car wash bay—a small luxury that makes a big difference in Calgary winters. Champagne is known for its solid concrete construction and timeless design, offering a peaceful and comfortable place to call home. The Quarry Park community is one of Calgary's best-kept secrets, offering the perfect balance of city living and quiet convenience. You're close to shops, restaurants, schools, and the Remington YMCA, and just steps from river pathways for walking or biking.

Commuting is easy with quick access to Deerfoot Trail, Stoney Trail, and downtown. Whether you’re looking for a first home, a downsized lifestyle, or a low-maintenance place that still feels special, this Champagne condo delivers comfort, quality, and a great location—all wrapped up in a community you’ll love to come home to.