



**502, 221 Quarry Way SE  
Calgary, Alberta**

**MLS # A2279997**

**\$1,580,000**



|                  |                                                               |               |                   |
|------------------|---------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Douglasdale/Glen                                              |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                            |               |                   |
| <b>Style:</b>    | Apartment-Penthouse                                           |               |                   |
| <b>Size:</b>     | 2,041 sq.ft.                                                  | <b>Age:</b>   | 2016 (10 yrs old) |
| <b>Beds:</b>     | 2                                                             | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Oversized, Parkade, Stall, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                                             |               |                   |
| <b>Lot Feat:</b> | -                                                             |               |                   |

|                    |                                                                                                                                                                                                  |                   |          |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | In Floor, Fireplace(s), Forced Air                                                                                                                                                               | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Ceramic Tile, Hardwood                                                                                                                                                                           | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -                                                                                                                                                                                                | <b>Condo Fee:</b> | \$ 1,509 |
| <b>Basement:</b>   | -                                                                                                                                                                                                | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Concrete, Stone, Stucco                                                                                                                                                                          | <b>Zoning:</b>    | DC       |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                  | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Bar, Breakfast Bar, Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s), Wired for Sound |                   |          |
| <b>Inclusions:</b> | Instant hot water                                                                                                                                                                                |                   |          |

Penthouse living reaches a new level of sophistication in this exceptional residence at the prestigious, concrete-built Champagne. Perched high above it all, this east-facing penthouse spans 2,041 square feet of impeccably curated living space, framed by dramatic arched windows, double sliding patio doors, and two private outdoor spaces, including an east-facing rooftop balcony, that welcome in the morning sun and serene city views. Square footage is based on RMS measurements; original builder plans indicate a total area of approximately 2,280 square feet and are available for reference. Designed for those who appreciate timeless quality and uncompromising standards, the home showcases wide-plank hardwood flooring, 10-foot ceilings, and 8-foot interior doors, creating an immediate sense of volume and refinement. The expansive open-concept living and dining areas are flooded with natural light and seamlessly extend outdoors—ideal for both elegant entertaining and quiet mornings overlooking the skyline. At the heart of the home, the chef's kitchen is a statement of form and function, appointed with Sub-Zero and Wolf appliances, premium cabinetry, and refined finishes that cater effortlessly to both everyday living and upscale hosting. Every detail has been considered, including Hunter Douglas powered blinds, allowing light and privacy to be adjusted at the touch of a button. The primary retreat is generously proportioned and serene, offering space for a king-sized bedroom suite and sitting area, while the ensuite bath delivers a spa-like experience worthy of a luxury hotel. A second bedroom, equally well-appointed, provides comfort and privacy for guests or family. This penthouse includes two oversized titled underground parking stalls, a rare and valuable convenience, along with the peace of mind that comes with

Champagne's reputation for exceptional maintenance and concrete construction. Champagne offers a refined, pet-friendly lifestyle with amenities such as a two-bay car wash, secure bike storage, and ample visitor parking. Just steps from the Bow River pathway system, Carburn Park, Sue Higgins Park, and the heart of Quarry Park—with its executive YMCA, dining, and services—this location balances tranquility with connectivity. Quick access to major routes ensures effortless commuting. This is not simply a condo—it is a penthouse residence for the discerning buyer who values space, privacy, and understated luxury.