



101, 121 Quarry Way SE
Calgary, Alberta

MLS # A2291598



\$489,000

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

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 563
Basement:	-	LLD:	-
Exterior:	Concrete, Stone	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	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.