



**101, 121 Quarry Way SE
Calgary, Alberta**

MLS # A2149430



\$479,900

Division:	Douglasdale/Glen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	730 sq.ft.	Age:	2013 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Flat Torch Membrane, Rubber	Condo Fee:	\$ 533
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: None

Incredible opportunity to own a luxury condo in South Calgary's premier building, "The Champagne," backing onto green space and only steps to the river. Quarry Park offers miles of pathways, river access, an off-leash park, and grocery stores, restaurants, and a world class YMCA, all within a quiet master-planned community. This private main floor unit has rich engineered hardwood floors, 10' ceilings, estate casing and baseboard, a stunning estate-home size kitchen with 42" cabinets with soft close doors and drawers, new custom Hunter Douglas Roll blinds with blackout in the bedroom, upscale stainless steel appliances, polished granite counter tops and a massive island perfect to entertain around. Lavish ensuite bath has Marble tile floors, separate tub and shower and more. The green space offers a lifestyle that combines convenience, nature, and tranquility, providing a holistic living experience. Features include central air conditioning, gas line for BBQ, and separate titled storage locker in a secure room. The titled parking stall is close to the elevators (this parkade is one of the cleanest & brightest you will find). Two Stall Car Wash! Concrete construction keeps this condo extremely quiet and a pet friendly building. An excellent option for anyone who wants the convenience of condo living but doesn't want to compromise on quality. Well-managed complex with great neighbours! Prime location with quick access to Deerfoot & Stoney Trail. This superb condo is truly a must-see!