



**GRASSROOTS**  
REALTY GROUP

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105, 121 Quarry Way SE  
Calgary, Alberta

MLS # A2201413



**\$549,900**

|           |  |        |                   |
|-----------|--|--------|-------------------|
| Division: | Douglasdale/Glen                                   |        |                   |
| Type:     | Residential/Low Rise (2-4 stories)                 |        |                   |
| Style:    | Apartment-Single Level Unit                        |        |                   |
| Size:     | 836 sq.ft.   | Age:   | 2013 (12 yrs old) |
| Beds:     | 1  | Baths: | 1                 |
| Garage:   | Heated Garage, Parkade, Stall, Titled, Underground |        |                   |
| Lot Size: | -  |        |                   |
| Lot Feat: | -  |        |                   |

|             |   |            |        |
|-------------|---|------------|--------|
| Heating:    | Central   | Water:     | -      |
| Floors:     | Carpet, Hardwood, Tile  | Sewer:     | -      |
| Roof:       | -   | Condo Fee: | \$ 653 |
| Basement:   | -   | LLD:       | -      |
| Exterior:   | Concrete, Metal Frame, Stone  | Zoning:    | DC     |
| Foundation: | Poured Concrete   | Utilities: | -      |
| Features:   | Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Storage, Walk-In Closet(s) |            |        |

**Inclusions:** 3 shelves, 2 hooks at front entrance

Nestled on the main floor of the prestigious concrete-built Champagne building, this exquisite one-bedroom, one-bathroom residence offers an unparalleled blend of luxury and convenience. Perfectly positioned, it boasts a spacious private patio with a gas line, providing seamless access to the serene parks, picturesque river pathways, and the highly coveted, walkable Quarry Park community. Inside, the home showcases a stunning chef's kitchen, thoughtfully designed with upgraded appliances, a gas cooktop with an electric oven, and pristine stone countertops beautifully complemented by elegant white cabinetry. The open-concept design is further elevated by gorgeous engineered hardwood floors and soaring ceilings, creating a sophisticated ambiance that exudes both warmth and style. A built-in desk adds versatility, while the spacious bedroom offers a seamless connection to the spa-inspired bathroom, enhancing both privacy and convenience. Additional highlights include in-suite storage, a premium titled underground parking space ideally located next to the elevator on P1, and access to outstanding building amenities. Residents enjoy two car wash bays, charming central gazebo areas, and an unbeatable location within walking distance to shops, restaurants, and everyday essentials. With effortless access to Deerfoot Trail and an abundance of natural beauty at your doorstep, this remarkable home promises a lifestyle of comfort, elegance, and endless sun-filled days on your private patio.