



GRASSROOTS
REALTY GROUP

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301, 121 Quarry Way SE
Calgary, Alberta

MLS # A2203627



\$550,000

Division:	Douglasdale/Glen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	939 sq.ft.	Age:	2013 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 737
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

Experience unparalleled luxury in this exquisite one-bedroom residence, the largest of its kind in the prestigious Champagne development. Offering breathtaking views of the serene Natural Reserve, vibrant cityscape, and tranquil Bow River, this remarkable condo combines elegance with exceptional design. Positioned on the third floor of a quiet, four-story concrete building, this home delivers a penthouse-like ambiance with no overhead balcony, allowing natural light to flood the space. The interior is a showcase of sophistication, featuring tray ceilings, rich engineered hardwood flooring and impressive 9 ft ceilings that create an open and airy feel. The gourmet chef's kitchen is a culinary masterpiece, equipped with premium stainless-steel appliances, an oversized granite island, soft-close cabinetry, and a gas range-perfect for entertaining or casual dining. Stay comfortable year-round with central air conditioning and enjoy seamless indoor-outdoor living with a private balcony. The spa-inspired marble bathroom invites relaxation, offering a deep soaker tub and a separate glass-enclosed shower-an ideal retreat after a long day. Thoughtfully designed California Closets provide exceptional storage solutions throughout, while the convenience of a titled storage unit, bike storage, and a car wash bay further elevates this refined living experience. TWO oversized titled parking stalls complete this impressive package—an exceptional and rare investment opportunity, with the second stall originally purchased at \$25,000! This premium addition is highly sought after in the community, offering both added convenience and long-term value. The location is unbeatable—steps from the Bow River Pathway system, perfect for walking and cycling, and just minutes from Deerfoot Trail, with easy access around the city. Shops, restaurants, and the YMCA

are all within walking distance, offering convenience at your doorstep. Don't miss the opportunity to claim this sophisticated sanctuary as your own.