

**104, 221 Quarry Way SE**  
**Calgary, Alberta**

**MLS # A2318488**



**\$459,900**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	840 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 657
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	all window coverings, alarm system, garage door fob		

Incredible opportunity to own in South Calgary's premier building, The Champagne, backing onto green space and just steps from the Bow River. Located in Quarry Park, residents enjoy river and pathways access, an off-leash dog park, plenty of amenities and the YMCA-all within a peaceful, well-established community. This exceptional main-floor unit features a spacious patio with a gas BBQ hookup, offering convenient access in and out of the home as well as direct access to the river pathways. Inside, the immaculate interior features rich hardwood flooring, 10-foot ceilings, and a stunning kitchen complete with granite countertops, stainless steel appliances, an upgraded backsplash, soft-close cabinetry with added pot drawers, and a massive island with seating. The kitchen opens to the large dining room area and living room with new patio door. The spacious primary bedroom features brand-new carpet, a large walk-in closet, and a well-appointed ensuite with a tub/shower combination. The laundry room is larger than most and provides additional storage. Additional highlights include central air conditioning, Hunter Douglas blinds, a titled underground parking stall, and a titled storage locker. Built with concrete construction, The Champagne is a quiet, pet-friendly and well managed building and is a fantastic option for anyone who wants the convenience of condo living but doesn't want to compromise on quality. Don't miss out on this great opportunity!