



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**201 QUARRY Way #106, Calgary T3C 5M5**

MLS®#: **A2121402** Area: **Douglasdale/Glen** Listing Date: **04/10/24** List Price: **\$915,000**  
Status: **Active** County: **Calgary** Change: **-\$4k, 13-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2016**

Lot Information  
Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,614**  
Low Sqft:  
Ttl Sqft: **1,614**

DOM

**39**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:  
Lot Feat:  
Park Feat:

**Heated Garage,Parkade,Titled,Underground**

Utilities and Features

Roof: **Rubber**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Concrete,Metal Frame,Stucco**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **High Ceilings**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>15`0" x 11`7"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`9" x 11`0"</b>
<b>Office</b>	<b>Main</b>	<b>10`4" x 7`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>24`9" x 15`5"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`7" x 12`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12`6" x 10`7"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>8`11" x 5`7"</b>	<b>5pc Ensuite bath</b>	<b>Main</b>	<b>13`1" x 10`5"</b>

Legal/Tax/Financial

Condo Fee: **\$1,102** Title: **Fee Simple** Zoning: **DC**

Legal Desc:	1311832	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>Welcome to LUXURY CONDO LIVING, backing onto kms of the BOW RIVER PATHWAYS, this GROUND LEVEL 1,600+ sqft single level unit is the one you have been looking for! Located in the CHAMPAGNE Condo Complex, you would expect nothing less than this, yet this is one of the largest units! Such an incredible layout, this unit offers 2 Bedrooms and 2 Ensuite Bathrooms, 10 ft ceilings throughout a very open concept, numerous large windows that allow the natural light to flow and show off the stunning hardwood and tile flooring. Gourmet Chef's Kitchen is sure to please, with an oversized Island, great for preparation and daily function, then a necessity when entertaining or lounging nearby on the Deck! Full height cabinetry, large island, granite countertops, upgraded stainless steel appliances, lots of cupboard and countertop space, extra Built-ins, in fact!! Two Dining options, can be a Nook and a Dining Area with Electric Fireplace, or cozy up near the Fireplace on those Wintry days. Primary Bedroom is very spacious, with walk-in closet, of course, and a great 5-piece Ensuite with Double sinks, oversized shower, soaker tub. The 3-piece Ensuite adjoining the 2nd Bedroom offers an oversized shower. Large Sitting areas including a great Living Room with large windows, A/C throughout this complex, the Deck is showered with East sunlight in the morning, adorned with remote controlled Hunter Douglas Blinds! Due to hallways and the stairs down to the Parkade, only 1 wall has a neighboring wall. 2 Security doors to access this unit, from the elevators - great security feature! 2 underground titled parking spots, oversized titled storage locker, car wash, secure bike locker room. Perfect location close to Dining, Bars, shopping, YMCA and so much more!</p>		
Inclusions:	2 Pfobs & Electric Fireplace		
Property Listed By:	RE/MAX Realty Professionals		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

















