



THE A-TEAM

RE/MAX FIRST

221 QUARRY Way #306, Calgary T2C 5M7

MLS#: A2133262 Area: Douglasdale/Glen Listing Date: 05/24/24 List Price: \$869,900
Status: Active County: Calgary Change: -\$20k, 13-Jun Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 2015

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: Lawn, Landscaped, Views, Waterfront
Park Feat: Heated Garage, Parkade, Secured, Stall, Titled, Underground

Finished Floor Area

Abv Sqft: 1,542
Low Sqft:
Ttl Sqft: 1,542

DOM

32
Layout
Beds: 2 (2 )
Baths: 2.0 (2 0)
Style: Apartment

Parking

Ttl Park: 1
Garage Sz: 1

Utilities and Features

Roof:
Heating: Forced Air
Sewer:
Ext Feat: Balcony, BBQ gas line, Other

Construction: Concrete, Stone, Stucco
Flooring: Carpet, Ceramic Tile, Hardwood
Water Source:
Fnd/Bsmt:

Kitchen Appl: Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer
Int Feat: Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Kitchen, 5pc Ensuite bath, 4pc Bathroom, Dining Room, Bedroom - Primary, Bedroom, and Laundry.

Legal/Tax/Financial

Condo Fee: \$1,025 Title: Fee Simple Zoning: DC

Fee Freq:  
**Monthly**

Legal Desc: **1311832**

Remarks

Pub Rmks: **Welcome home to this executive and luxury corner unit in the beautiful Champagne building with unobstructed views of the river! Upon entering you are greeted with an elegant and spacious front foyer, an abundance of natural light, wide plank hardwood flooring, coffered ceilings, custom millwork, and quality workmanship throughout. The gourmet kitchen features full height cabinets, large central island with breakfast bar, granite counter tops, pull out drawers, stainless-steel appliances with gas range and added desk area for the perfect workstation. The generous sized living room boasts large windows with amazing views of the river, pathway and park. The dining area is spacious and can accommodate a large table for gatherings and includes the patio door to your west facing wrap around balcony with gas line for your BBQ. The primary retreat is a generous size and includes coffered ceilings, Juliet balcony, walk-in closet and "spa like" ensuite with soaker tub, shower, double vanity and plenty of storage. The 2nd bedroom, the main bathroom and laundry complete this beautiful condo. Other features include: a large underground parking stall-right next to the elevator, large storage locker & central air conditioning. The Champagne is a private, secure concrete building that also has a car wash bay and ample bike storage. Located right on the Bow River Pathway System, a short walk to the Sue Higgins off leash Dog Park, Carburn Park, the YMCA and the Quarry Park Market (shops and restaurants). This unit shows like new and must be seen to be appreciated!**

Inclusions: **Gas stove - As-Is, Tv wall mounts, all window coverings,**  
Property Listed By: **RE/MAX Realty Professionals**

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

















