



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**201 QUARRY Way #504, Calgary T2C 5M5**

MLS®#: **A2163650**      Area: **Douglasdale/Glen**      Listing Date: **09/06/24**      List Price: **\$1,095,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2012**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

**Underground**

Finished Floor Area

Abv Sqft: **1,511**  
 Low Sqft:  
 Ttl Sqft: **1,511**

DOM

**12**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **2**  
 Garage Sz:

Utilities and Features

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

Construction: **Concrete,Stone**  
 Flooring: **Hardwood**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Walk-In Closet(s)**  
 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>10`9" x 21`1"</b>	<b>Dining Room</b>	<b>Main</b>	<b>18`7" x 9`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>18`7" x 13`2"</b>	<b>Foyer</b>	<b>Main</b>	<b>5`7" x 15`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>3`9" x 5`8"</b>	<b>Balcony</b>	<b>Main</b>	<b>38`0" x 10`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`4" x 10`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>13`6" x 11`1"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`5" x 8`4"</b>	<b>5pc Ensuite bath</b>	<b>Main</b>	<b>14`0" x 10`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$1,041**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **1311832**

Remarks

Pub Rmks: **This exquisite penthouse offers a sophisticated retreat with 270-degree views. Impeccably designed for those seeking elegance and comfort, the spacious unit boasts stunning finishes and meticulous attention to detail. The open-concept main area features a chef's dream kitchen with custom cabinetry, marble countertops, and high-end Sub-Zero and Wolf appliances, centred around a generous island. Seamlessly flowing into the living and dining areas, creating a great atmosphere for entertaining. This space is illuminated by expansive windows and offers easy access to a large balcony, perfect for al fresco dining. The inviting living room is anchored by a charming fireplace, ideal for cozy conversations, while the dining area accommodates a large table for gatherings. The sumptuous primary bedroom includes a luxurious five-piece ensuite and a spacious closet. The second bedroom, ideal for guests, is conveniently located next to a dedicated bathroom. Additional features include a laundry room, extra storage unit, and two titled parking stalls. Concrete construction ensures a serene, noise-free environment, while communal gardens and access to river paths enhance the luxurious lifestyle. Experience the pinnacle of quality and tranquility in this remarkable penthouse.**

Inclusions: **All permanent fixtures**  
Property Listed By: **RE/MAX House of Real Estate**

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









