

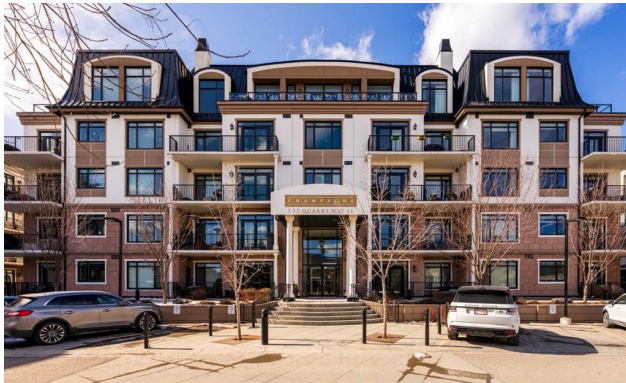


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**131 QUARRY Way #301, Calgary T2C 5L7**

MLS® #: **A2201748**      Area: **Douglasdale/Glen**      Listing Date: **03/12/25**      List Price: **\$550,000**  
 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:

Finished Floor Area  
 Abv Sqft: **840**  
 Low Sqft:  
 Ttl Sqft: **840**

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

DOM

**1**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment-Single Level Unit**

Parking

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

Utilities and Features

Roof: **Metal, Rubber**  
 Heating: **Central, Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony, BBQ gas line, Playground**

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

Kitchen Appl: **Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**  
 Int Feat: **Built-in Features, Closet Organizers, Crown Molding, Elevator, Granite Counters, High Ceilings, No Smoking Home**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Condo Fee: **\$670**      Title: **Fee Simple**      Zoning: **DC**  
 Fee Freq: **Monthly**

Legal Desc: **1311832**

Remarks

Pub Rmks:

**Open House Saturday March 15th 1:00pm to 4:00pm #301, 131 Quarry Way SE Breathtaking 180 Degree View of the Bow River, this stunning home is located in the prestigious complex the Champagne of Quarry Park. Bright, beautiful and spacious, with 9 ft ceilings and over 840 sq ft of living space and boasts Two titled secure underground Parking Stalls and Titled Storage. Quality & craftsmanship throughout this quiet Concrete building. Open concept layout offering a lovely dining space, a gorgeous kitchen with stainless steel appliances, granite countertops with an island to seat four. The living room has large windows that stretch to the ceiling and access to the balcony that span the entire width of the unit to sit and take in the stunning views! Large primary bedroom with more gorgeous views of the Bow River, walk-thru closet to a spa like ensuite with deep soaker tub and stand-alone shower. In-suite washer & dryer. The Champagne is a well managed complex that offers Central Air Conditioning, lots of visitor parking, bike storage and two car wash bays. It showcases beautiful gardens with fountains and a gazebo. Pet Friendly Complex, up to Two Pets Allowed, with no weight or height restrictions. An Incredible location on the Bow River Path System with walking and bike paths through a green natural park beltline with mature trees and landscape along the Bow River. Walk to fantastic restaurants, shops, YMCA and lots of great amenities of Quarry Park. Only a five minute drive to the Douglasdale Golf Course or all the shopping at the South Trail Crossing Shopping Centre on 130th Avenue. Please note: this unit does come with Two separately titled Parking Stalls, so if only one parking spot is desired, you can sell the second parking space for an estimated \$25,000. Simply an awesome property in an incredible location! Welcome Home! View the 3D Tour: Purple house Symbol.**

Inclusions:

Property Listed By:

**Two Attached TV's and Two TV Wall Mount Hangers  
Century 21 Bamber Realty LTD.**

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



