



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**121 QUARRY Way #301, Calgary T2C 5J1**

MLS® #: **A2203627**      Area: **Douglasdale/Glen**      Listing Date: **03/20/25**      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: **2013**

Finished Floor Area  
 Abv Sqft: **939**  
 Low Sqft:  
 Ttl Sqft: **939**

DOM

**17**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment-Single Level Unit**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

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

Access:  
 Lot Feat:  
 Park Feat:

**Parkade,Underground**

Utilities and Features

Roof:  
 Heating: **Fan Coil,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Closet Organizers,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home**  
 Utilities:

Room Information

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

Condo Fee: **\$737**  
 Title: **Fee Simple**  
 Fee Freq: **Monthly**

Zoning: **DC**

Legal Desc: **1311832**

Remarks

Pub Rmks:

Experience unparalleled luxury in this exquisite one-bedroom residence, the largest of its kind in the prestigious Champagne development. Offering breathtaking views of the serene Natural Reserve, vibrant cityscape, and tranquil Bow River, this remarkable condo combines elegance with exceptional design. Positioned on the third floor of a quiet, four-story concrete building, this home delivers a penthouse-like ambiance with no overhead balcony, allowing natural light to flood the space. The interior is a showcase of sophistication, featuring tray ceilings, rich engineered hardwood flooring and impressive 9 ft ceilings that create an open and airy feel. The gourmet chef's kitchen is a culinary masterpiece, equipped with premium stainless-steel appliances, an oversized granite island, soft-close cabinetry, and a gas range-perfect for entertaining or casual dining. Stay comfortable year-round with central air conditioning and enjoy seamless indoor-outdoor living with a private balcony. The spa-inspired marble bathroom invites relaxation, offering a deep soaker tub and a separate glass-enclosed shower-an ideal retreat after a long day. Thoughtfully designed California Closets provide exceptional storage solutions throughout, while the convenience of a titled storage unit, bike storage, and a car wash bay further elevates this refined living experience. TWO titled parking stalls complete this impressive package, ensuring both luxury and practicality in one remarkable residence. The location is unbeatable- steps from the Bow River Pathway system, perfect for walking and cycling, and just minutes from Deerfoot Trail, with easy access around the city. Shops, restaurants, and the YMCA are all within walking distance, offering convenience at your doorstep. Don't miss the opportunity to claim this sophisticated sanctuary as your own.

Inclusions:

N/A

Property Listed By:

eXp Realty

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





















