

**103, 211 Quarry Way SE  
Calgary, Alberta**

**MLS # A2229642**



**\$779,900**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,611 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,195
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Kitchen Island, Walk-In Closet(s)		

**Inclusions:** TV & Wall Mounts

Welcome to this elegant 1,600 sq ft main floor corner unit condo in the prestigious Champagne building, offering refined living in the heart of Quarry Park. This expansive 2-bedroom, 2-bathroom residence features high-end finishes, soaring ceilings, and timeless architectural details throughout. The gourmet kitchen is a chef's dream, with premium stainless steel appliances, granite countertops, rich cabinetry, and a large island perfect for entertaining. The open-concept living and dining areas flow seamlessly to a private patio with convenient ground-level access—ideal for morning coffee or evening relaxation. The spacious primary suite boasts a walk-in closet and spa-inspired ensuite with double vanities, a soaker tub, and an upgraded shower. A second bedroom and full bath provide ample space for guests or a home office. Enjoy the comfort of underground titled parking, in-suite laundry, and an unbeatable location just steps from the Bow River pathways, green spaces, shops, and dining. With quality concrete construction and exceptional soundproofing, Champagne offers a peaceful and luxurious lifestyle. Call your favorite realtor today for a private showing!