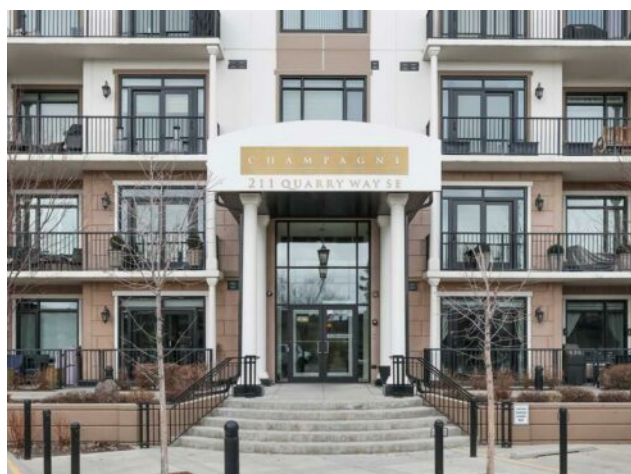


**102, 211 Quarry Way SE  
Calgary, Alberta**

**MLS # A2210135**



**\$849,900**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,415 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,059
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, Open Floorplan, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** Living Room 2nd Bedroom TV Mounts

Welcome to Champagne—a premier address in the heart of Quarry Park, where elegance meets riverside serenity. This stunning ground floor corner unit offers over 1,400 square feet of beautifully designed living space, perfectly positioned to take full advantage of its southwest exposure and lush green surroundings. Step out onto your large, covered patio—an ideal spot for morning coffee or sunset wine—as it backs onto a peaceful greenspace with direct access to the Bow River and pathway system. Whether you love biking, jogging, or quiet evening strolls, nature is literally at your doorstep. Inside, you’ll find a bright and spacious 2-bedroom, 2-bathroom well-appointed layout. The generously sized primary bedroom is a true standout. The ensuite features double sinks, granite countertops, a soaker tub, and a separate shower. The heart of the home is the expansive kitchen—perfect for cooking and entertaining. With granite countertops, stainless steel appliances, a gas range, it’s as functional as it is beautiful. The 9-foot ceilings and hardwood flooring throughout enhance the open, airy feel, while large windows fill the space with warm, natural light. A custom built-in desk adds further functionality to this lovely space. This home also includes 2 titled underground parking stalls and a massive titled storage locker as well as two carwashes and secure bike storage. Additionally, the building’s concrete construction ensures that your home remains remarkably quiet and private. Bright, beautiful, and meticulously maintained—this is luxury living in one of Calgary’s most desirable condominiums. Welcome home.