

\$829,900 - 306, 221 Quarry Way Se, Calgary

MLS® #A2133262

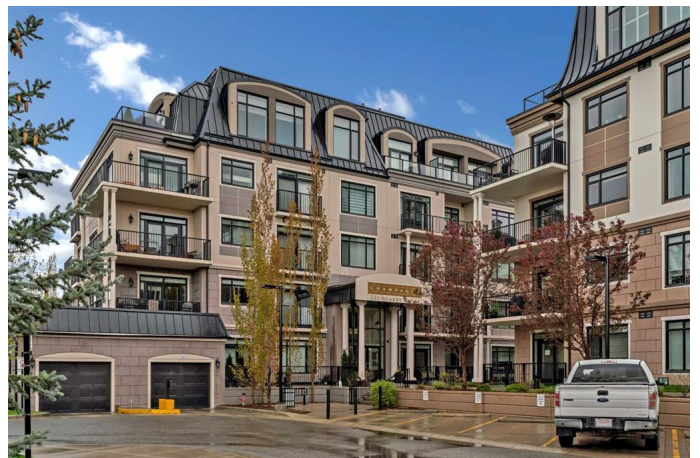
\$829,900

2 Bedroom, 2.00 Bathroom, 1,543 sqft

Residential on 0.00 Acres

Douglasdale/Glen, Calgary, Alberta

Welcome home to this executive and luxury corner unit in the beautiful Champagne building with unobstructed views of the river! Upon entering you are greeted with an elegant and spacious front foyer, an abundance of natural light, wide plank hardwood flooring, coffered ceilings, custom millwork, and quality workmanship throughout. The gourmet kitchen features full height cabinets, large central island with breakfast bar, granite counter tops, pull out drawers, stainless-steel appliances with gas range and added desk area for the perfect workstation. The generous sized living room boasts large windows with amazing views of the river, pathway and park. The dining area is spacious and can accommodate a large table for gatherings and includes the patio door to your west facing wrap around balcony with gas line for your BBQ. The primary retreat is a generous size and includes coffered ceilings, Juliet balcony, walk-in closet and a spa like ensuite with soaker tub, shower, double vanity and plenty of storage. The 2nd bedroom, the main bathroom and laundry complete this beautiful condo. Other features include: a large underground parking stall-right next to the elevator, large storage locker & central air conditioning. The Champagne is a private, secure concrete building that also has a car wash bay and ample bike storage. Located right on the Bow River Pathway System, a short walk to the Sue Higgins off leash Dog Park, Carburn Park, the YMCA and the Quarry Park Market (shops and



restaurants). This unit shows like new and must be seen to be appreciated!

Built in 2015

Essential Information

MLS® #	A2133262
Price	\$829,900
Sold Price	\$805,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,543
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	306, 221 Quarry Way Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 5M7

Amenities

Amenities	Bicycle Storage, Car Wash, Elevator(s), Parking, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Secured, Stall, Titled, Underground
Is Waterfront	Yes

Interior

Interior Features	Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer

Heating	Forced Air
Cooling	Central Air
# of Stories	6

Exterior

Exterior Features	Balcony, BBQ gas line, Other
Lot Description	Lawn, Landscaped, Views, Waterfront
Construction	Concrete, Stone, Stucco

Additional Information

Date Listed	May 24th, 2024
Date Sold	September 18th, 2024
Days on Market	117
Zoning	DC
HOA Fees	250.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Realty Professionals
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