

# \$550,000 - 301, 131 Quarry Way Se, Calgary

MLS® #A2201748

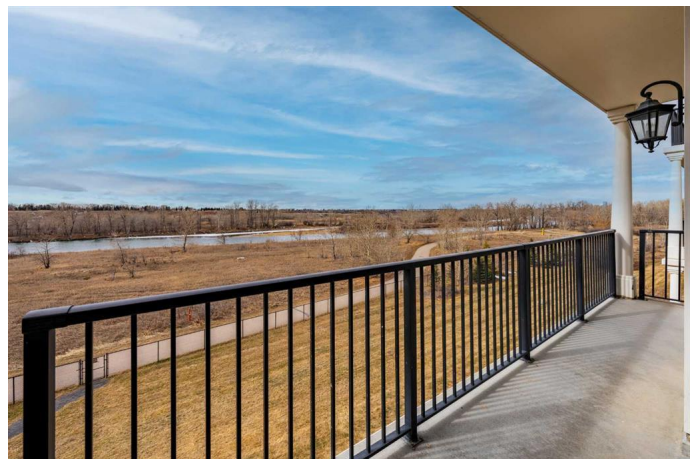
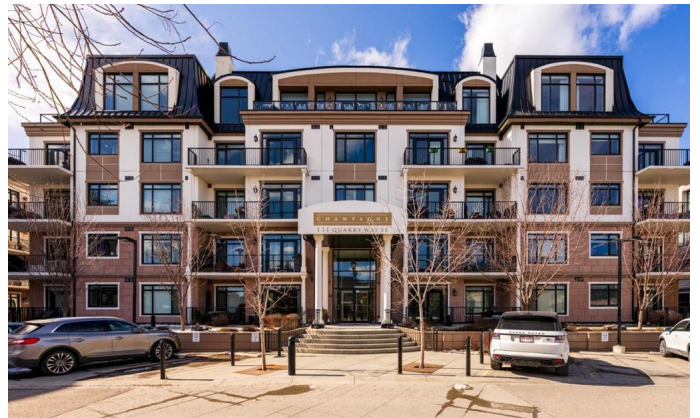
**\$550,000**

1 Bedroom, 1.00 Bathroom, 840 sqft

Residential on 0.00 Acres

Douglasdale/Glen, Calgary, Alberta

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.

Built in 2012

### Essential Information

MLS® #	A2201748
Price	\$550,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	840
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	301, 131 Quarry Way Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 5L7

### Amenities

Amenities	Bicycle Storage, Car Wash, Elevator(s), Park, Playground, Visitor Parking, Gazebo
Parking Spaces	2
Parking	Heated Garage, Parkade, Secured, Titled, Underground

# of Garages 2

### **Interior**

Interior Features Built-in Features, Closet Organizers, Crown Molding, Elevator, Granite Counters, High Ceilings, No Smoking Home

Appliances Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating Central, Forced Air, Natural Gas

Cooling Central Air

# of Stories 5

### **Exterior**

Exterior Features Balcony, BBQ gas line, Playground

Roof Metal, Rubber

Construction Concrete, Stone, Stucco

Foundation Poured Concrete

### **Additional Information**

Date Listed March 12th, 2025

Days on Market 2

Zoning DC

### **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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