

# \$809,900 - 308, 121 Quarry Way Se, Calgary

MLS® #A2199188

**\$809,900**

2 Bedroom, 2.00 Bathroom, 1,240 sqft  
Residential on 0.00 Acres

Douglasdale/Glen, Calgary, Alberta

Open House Saturday May 10, 1-3pm!  
Discover this very well maintained and spacious 2-bedroom plus den condo in the highly sought-after concrete-constructed Champagne building. Situated on the third floor, this beautiful home offers unobstructed park and Bow River views with no buildings directly across, ensuring both privacy and tranquility. Spanning over 1,240 sq ft, the open-concept layout features a stylish kitchen complete with full-height espresso cabinetry, granite countertops, a large island with seating, and stainless steel appliances. Flow seamlessly from the kitchen into the dining area and bright living room, where a patio door leads you to a private balcony equipped with a gas line for your BBQ. The primary bedroom easily accommodates a king-sized bed with room for additional furniture and boasts a generous walk-in closet and a luxurious 5-piece ensuite featuring double sinks, a soaker tub, and a glass-enclosed shower. The second bedroom, located on the opposite side for added privacy, is adjacent to a stylish 4-piece bathroom. An inviting den/office with built-in cabinetry and a desk provides the perfect space to work from home. Additional highlights include hardwood flooring throughout the main living areas, tray ceilings with pot lighting in the dining and living rooms, central air conditioning, and large windows framing picturesque park and river views. This unit also comes with TWO oversized titled underground parking stalls and a large titled



storage locker. This pet-friendly building offers amenities such as a two-bay car wash, secure bike storage, visitor parking and is meticulously maintained. You'll love the unbeatable location—just steps to the Bow River pathway system, Carburn Park, Sue Higgins Park, and all the conveniences of Quarry Park, including the YMCA, grocery stores, restaurants, and more. Quick and easy access to major roads makes commuting a breeze. With a recent price improvement, this is an incredible opportunity to own a luxurious riverside condo in one of Quarry Park's most sought-after buildings. Don't miss your chance!

Built in 2013

### Essential Information

MLS® #	A2199188
Price	\$809,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,240
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	308, 121 Quarry Way Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 5J1

### Amenities

Amenities	Parking, Visitor Parking, Bicycle Storage, Car Wash
Parking Spaces	2
Parking	Oversized, Parkade, Titled, Underground, Side By Side

## Interior

Interior Features	Breakfast Bar, Double Vanity, Granite Counters, See Remarks, Soaking Tub, Walk-In Closet(s), Tray Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fan Coil
Cooling	Central Air
# of Stories	4

## Exterior

Exterior Features	Balcony
Lot Description	Creek/River/Stream/Pond, Views
Roof	Flat, Tar/Gravel
Construction	Stucco, Concrete

## Additional Information

Date Listed	March 13th, 2025
Days on Market	65
Zoning	DC
HOA Fees	26
HOA Fees Freq.	MON

## Listing Details

Listing Office	RE/MAX Realty Professionals
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