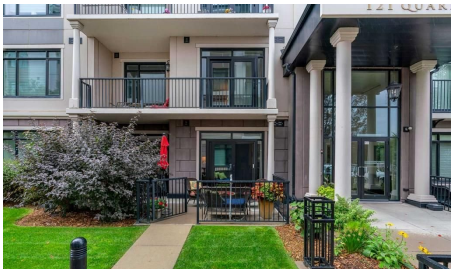
# 105 121 Quarry Way SE

Calgary | Active | MLS® A2344313

**$459,900**







| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| 1 | 1 | 2011 | 842.96 sq. ft. |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by RE/MAX Realty Professionals

# A closer look

** OPEN HOUSE - Saturday Nov 21, 2-4pm ** Welcome to The Champagne, one of South Calgary’s premier condo buildings, ideally located in Quarry Park and backing onto green space just steps from the Bow River. Enjoy direct access to the river pathways, nearby off-leash dog park, YMCA, shops, restaurants and everyday amenities, all within this beautiful and well-established community. This exceptional main-floor unit offers a spacious SOUTH-facing patio with a gas BBQ hookup and the added convenience of easy access in and out of the building and directly to the pathways. Inside, you’ll find rich hardwood flooring, impressive 10' ceilings and a bright white kitchen featuring granite countertops, stainless steel appliances, upgraded backsplash, soft-close cabinetry, a central island with plenty of seating and a built-in desk. The kitchen opens to the spacious dining and living areas, where a new patio door provides access to the outdoor space. The generous primary bedroom includes a large walk-in closet and well-appointed ensuite with a tub/shower combination. An oversized laundry room provides additional storage, while central air conditioning, a great titled underground parking stall and a titled storage locker add even more convenience. Known for its quality concrete construction, The Champagne is a quiet, pet-friendly and well-managed building. A fantastic opportunity for anyone looking for the ease of condo living without compromising on space, quality or an incredible riverside location.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2344313 |
| **Bedrooms** | 1 |
| **Bathrooms** | 1 |
| **Year Built** | 2011 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Apartment |
| **Condo Type:** | Conventional Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | Apartment-Single Level Unit |

| | |
|---|---|
| **Total Living Area:** | 842.96 sq. ft. |
| **Main Level Finished Area:** | 842.96 sq. ft. |
| **Condo Fee:** | $656.74 |
| **Condo Fee Includes:** | Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Interior Maintenance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Water |
| **HOA Fee Frequency:** | Monthly |
| **Front Exposure:** | South |
| **Unit Exposure:** | South |
| **Floor Location:** | Ground |
| **Entry Level:** | 1 |
| **Stories Total:** | 4 |
| **Levels:** | Single Level Unit |
| **End Unit:** | 2+ Common Walls |
| **Total Rooms Above Grade:** | 5 |
| **Year built:** | 2011 (Age: 15) |
| **Bedrooms:** | 1 (Above Grd: 1) |
| **Bedrooms Above Grade:** | 1 |
| **Bedrooms On Main:** | 1 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 1.0 (Full:1, Half:0) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 1311832 |
| **Heating:** | Fan Coil |
| **New Constr.:** | No |
| **Construction Material:** | Concrete, Stone, Stucco |
| **Structure Type:** | Low Rise (2-4 stories) |

| | |
|---|---|
| **Ensuite:** | Yes |
| **Flooring:** | Hardwood, Tile |
| **Cooling:** | Central Air |
| **Fireplaces:** | 0 |
| **Garage:** | No |
| **Garage Spaces:** | 1 |
| **Parking:** | Parkade, Stall, Titled, Underground |
| **Parking Places:** | 1 |
| **Parking Total/Covered:** | 1 / - |
| **Laundry Features:** | In Unit |
| **HOA Fee:** | $26.04 |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Southeast |
| **Condo Name:** | Champagne |
| **Community:** | Douglasdale/Glen |
| **Amenities:** | Elevator(s), Parking, Secured Parking, Visitor Parking |
| **Appliances:** | Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer |
| **Inclusions:** | all window coverings, TV mount, garage door fob |
| **Restrictions:** | Pet Restrictions or Board approval Required |
| **Pets Allowed:** | Restrictions |
| **Main Floor** | Living Room · 13'7" × 13'6" · |
| **Main Floor** | Dining Room · 13'6" × 8'11" · |
| **Main Floor** | Kitchen · 13'1" × 8'8" · |
| **Main Floor** | Office · 6'4" × 5'11" · |
| **Main Floor** | Bedroom - Primary · 13'1" × 10'9" · |
| **Main Floor** | Laundry · Measurements not available · |

| | |
|---|---|
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths |
| **Interior Features:** | Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s) |
| **Exterior Features:** | Other |
| **Patio And Porch Features:** | Patio |
| **Accessibility Features:** | No Stairs/One Level |
| **Num. of Parcels:** | 0 |
| **Region:** | Calgary |
| **Zone:** | CAL Zone SE |
| **Zoning:** | DC |
| **Listed Date:** | Sep 11, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/105-121-quarry-way-se-calgary-a2344313/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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