105 211 Quarry Way SE

Calgary | Active | MLS® A2352330

$449,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2015**	**853.22 sq. ft.**

Your next move starts with a conversation.

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Listed by Grassroots Realty Group

A closer look

Open House Saturday October 17th 1:00pm - 4:00pm. Refined finishes, thoughtful design and a beautiful Bow River setting come together in this luxurious ground-level condo at the prestigious Champagne building in Quarry Park. Spanning over 850 sq ft, this elegant home showcases a sophisticated, minimalist aesthetic with rich hardwood flooring, crown molding, tray ceilings and a neutral color palette throughout. An open-concept layout connects the principal living spaces, while central air conditioning maintains year-round comfort. At the heart of the home, a stunning kitchen impresses with an oversized granite island, upgraded stainless steel appliances including a gas stove and an Energy Star qualified refrigerator, a generous pantry and deep pot drawers for exceptional storage. Gather around the island for casual meals or host friends in the adjoining dining area, where the spacious design accommodates everyday living and entertaining alike. Natural light fills the inviting living room, with French doors opening onto an expansive private patio for a seamless connection to the outdoors. Complete with a gas line for barbecuing, this generous outdoor retreat extends your living space and invites quiet mornings or relaxing evenings. A dedicated office nook adds a convenient workspace without compromising the open layout. Unwind in the sophisticated primary bedroom, where dual closets lead to a beautifully appointed bathroom with granite countertops, a glass-enclosed shower, a deep soaker tub, and elegant finishes. In-suite laundry, titled underground parking and titled storage add everyday practicality to this exceptional home. Beyond your front door, the Champagne building makes a memorable first impression with its grand, beautifully finished lobby. Residents benefit from secure bicycle storage, an underground car wash and meticulously landscaped grounds with a serene gazebo, picnic area, and inviting outdoor gathering spaces. Backing onto the picturesque Bow River, the property connects you to an extensive network of scenic pathways, ideal for walking, cycling, and enjoying the natural surroundings. Quarry Park further enriches this active lifestyle with nearby tennis courts, the YMCA, public library, boutique shopping, restaurants, Cardel Theatre, parks and playgrounds. Combining timeless elegance, low-maintenance convenience, and an outstanding riverside community, this is a wonderful opportunity to experience the best of Quarry Park living.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352330
Bedrooms	1
Bathrooms	1
Year Built	2015
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:	853.22 sq. ft.
Main Level Finished Area:	853.22 sq. ft.
Condo Fee:	$656.74
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
HOA Fee Frequency:	Annually
Front Exposure:	Northeast
Unit Exposure:	Northeast
Floor Location:	Ground
Entry Level:	1
Stories Total:	5
Levels:	Single Level Unit
End Unit:	2+ Common Walls, No One Below
Total Rooms Above Grade:	5
Year built:	2015 (Age: 11)
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:	0
Plan:	1311832

Heating:	Forced Air, Natural Gas
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Concrete, Metal Siding, Wood Frame
Structure Type:	High Rise (5+ stories)
Roof:	Flat
Ensuite:	No
Flooring:	Carpet, Hardwood, Marble
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Garage Spaces:	1
Parking:	Heated Garage, Parkade, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
HOA Fee:	$313.00
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Champagne
Community:	Douglasdale/Glen
Amenities:	Bicycle Storage, Car Wash, Elevator(s), Gazebo, Secured Parking, Snow Removal, Visitor Parking
Appliances:	Built-In Oven, Central Air Conditioner, Dishwasher, ENERGY STAR Qualified Refrigerator, Garage Control(s), Gas Stove, Range Hood, Washer/Dryer Stacked, Window Coverings

Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required, Restrictive Covenant
Pets Allowed:	Restrictions
Main Floor	Foyer · 4'5" × 3'9" ·
Main Floor	Living Room · 16'9" × 13'8" ·
Main Floor	Kitchen · 11'2" × 9'9" ·
Main Floor	Dining Room · 9'9" × 8'4" ·
Main Floor	Nook · 5'8" × 3'6" ·
Main Floor	Laundry · 3'4" × 3'1" ·
Main Floor	Bedroom - Primary · 12'10" × 10'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Breakfast Bar, Crown Molding, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Tray Ceiling(s)
Exterior Features:	Courtyard
Patio And Porch Features:	Patio
Lot Features:	Creek/River/Stream/Pond, No Neighbours Behind
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	DC
Listed Date:	Oct 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/105-211-quarry-way-se-calgary-a2352330/

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