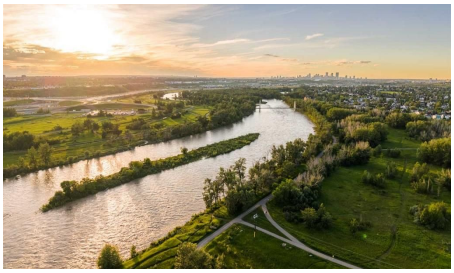
305 221 Quarry Way SE

Calgary | Active | MLS® A2308616

$550,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2015**	**855.34 sq. ft.**

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Listed by CIR Realty

A closer look

Experience a masterclass in quiet luxury. This immaculate residence in The Champagne of Quarry Park offers a sophisticated retreat where high-end architectural details meet the calming cadence of the Bow River. Positioned to capture river views from its west-facing balcony, the home has been meticulously curated for those who value both aesthetic refinement and a seamless connection to the outdoors.

The current owners have elevated the living experience with precision-engineered upgrades that prioritize both form and function. The interior is now defined by a commitment to order, featuring premium California Closets organizers and integrated, thoughtful pull-out storage options that ensure a clutter-free, minimalist aesthetic. The entire space has been recently refreshed with high-end Benjamin Moore paint, providing a luminous and durable backdrop to the executive finishes. In the primary suite, the atmosphere shifts to one of total sanctuary; beautiful custom-tailored drapery adds a layer of soft texture to the room, while high-performance blackout curtains provide the ultimate environment for rest. These bespoke additions complement the existing executive finishes, including rich hardwood flooring, granite surfaces, 9-foot ceilings, and a chef-inspired kitchen equipped with a gas range and stainless hood fan.

Living at The Champagne is as much about the environment as it is the architecture. The building’s concrete construction offers a rare sense of permanence and superior noise suppression, allowing the peaceful serenity of the river setting to remain undisturbed. Step outside to engage with the Bow River pathway system, a lifestyle luxury that provides miles of scenic trails for morning runs or reflective sunset strolls. This pedestrian-friendly location places you just steps from the vibrant local YMCA, boutique shops, and the business district, while pet owners will appreciate the immediate proximity to the water and Sue Higgins Off-Leash Park. Complete with a titled parking stall, secure storage locker, and a private resident car wash, this residence offers a rare opportunity to inhabit a space where every detail is considered - a quiet, riverside enclave that remains effortlessly connected to the pulse of the city.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2308616
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:	855.34 sq. ft.
Main Level Finished Area:	855.34 sq. ft.
Condo Fee:	$630.70
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Residential Manager, See Remarks, Sewer, Snow Removal, Trash, Water
HOA Fee Frequency:	Monthly
Front Exposure:	East
Unit Exposure:	North
Floor Location:	Other
Entry Level:	3
Stories Total:	5
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	3
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
New Constr.:	No
Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	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:	Bicycle Storage, Car Wash, Elevator(s), Park, Secured Parking, Storage, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Weber BBQ
Restrictions:	Airspace Restriction, Pet Restrictions or Board approval Required, Restrictive Covenant
Pets Allowed:	Restrictions
Main Floor	Bedroom · 13' × 10'8" ·

Main Floor	Kitchen · 18'10" × 18'8" ·
Main Floor	Living Room · 17'2" × 14'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting
Exterior Features:	BBQ gas line, Lighting
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	DC
Listed Date:	May 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/305-221-quarry-way-se-calgary-a2308616/

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