

\$519,000 - 101, 131 Quarry Way Se, Calgary

MLS® #A2271362

\$519,000

1 Bedroom, 1.00 Bathroom, 743 sqft

Residential on 0.00 Acres

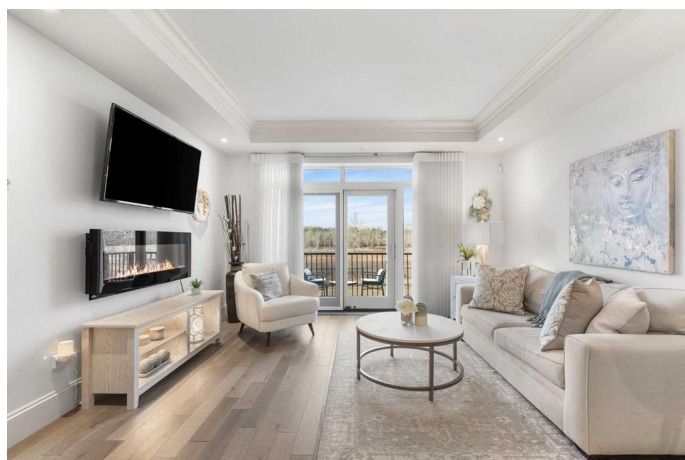
Douglasdale/Glen, Calgary, Alberta

Open house on Saturday, November 22, 2-4pm Welcome to Champagne, one of Calgary's most architecturally striking and prestigious riverfront developments, renowned for its solid concrete construction, timeless European styling, and exceptionally quiet interiors. This beautifully updated ground-level residence with brand new patio door is one of the rare units on the open, river-facing line, offering peaceful views, unmatched privacy, and direct access to the Bow River and pathway system.

Inside, the home feels calm, bright, and inviting. Large windows frame lush greenery and gentle river views, while the open-concept design creates a seamless flow between the living area, dining space, and gourmet kitchen. Outfitted with granite countertops, built-in appliances, a gas range, and an elegant island, the kitchen is perfect for cooking, hosting, or simply enjoying a quiet evening at home.

Your private ground-level patio is truly special, ideal for morning coffee, stepping directly onto the pathway, or taking in the quiet beauty of this riverside setting. This level of indoor-outdoor living is exceptionally rare in luxury concrete buildings and highly coveted by those who value both convenience and nature.

Thoughtful recent upgrades enhance the home's comfort and style, including professional paint, new modern light fixtures, upgraded bedroom flooring, a brand-new



full-size washer and dryer, a new built-in microwave, and tasteful bathroom updates. Every space feels refreshed, cared for, and move-in ready.

The spacious bedroom offers peaceful comfort, while the oversized bathroom provides a spa-inspired retreat. Central air conditioning ensures ideal temperatures year-round.

Champagne is meticulously maintained and offers an elegant lobby, secure underground titled parking (stall #103), a titled storage locker (#115), two elevators, a car wash bay, and beautifully kept common areas. The \$584.97/month condo fee includes heat, professional management, reserve fund contributions, snow removal, trash, building insurance, and common-area maintenance, offering complete peace of mind.

Set in the heart of Quarry Park, the location is exceptional. You’re steps from Carburn Park, Sue Higgins Off-Leash Dog Park, grocery stores, restaurants, caf s, fitness centres, the YMCA, professional services, green spaces, and, of course, the river. The community is walkable, quiet, and thoughtfully designed, with quick access to major routes for effortless commuting.

This home has been a genuine sanctuary for the owner, a place of healing, comfort, and connection to nature. Letting it go is emotional, and it truly is the sale of a very special property.

Built in 2013

Essential Information

MLS® #	A2271362
Price	\$519,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1

Square Footage	743
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	101, 131 Quarry Way Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 5L7

Amenities

Amenities	Elevator(s), Secured Parking, Snow Removal, Storage, Visitor Parking, Car Wash, Service Elevator(s)
Parking Spaces	1
Parking	Heated Garage, Parkade, Secured, Stall, Titled, Underground, Additional Parking, Enclosed, Insulated

Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Window Coverings, Gas Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	5

Exterior

Exterior Features	BBQ gas line
Lot Description	Environmental Reserve
Roof	Metal

Construction Concrete, Stone, Stucco

Additional Information

Date Listed November 19th, 2025
Days on Market 1
Zoning DC
HOA Fees Freq. MON

Listing Details

Listing Office RE/MAX iRealty Innovations

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