

# \$774,900 - 401, 221 Quarry Way Se, Calgary

MLS® #A2227451

**\$774,900**

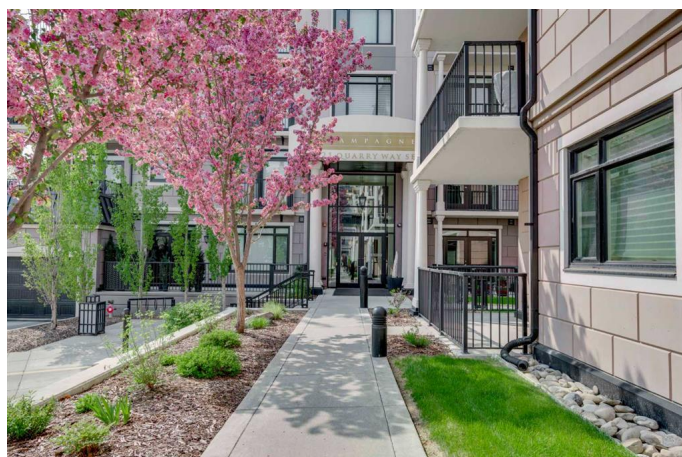
2 Bedroom, 2.00 Bathroom, 1,257 sqft

Residential on 0.00 Acres

Douglasdale/Glen, Calgary, Alberta

Experience luxury living in this spacious 2-bedroom plus den condo in the prestigious, concrete-built Champagne residence. Located on the fourth floor, this south-facing unit offers views of the Bow River to the west and over 1,250 sq ft of thoughtfully designed living space. The open-concept layout includes a beautiful gourmet kitchen featuring full-height warm white cabinetry, granite countertops, a large island with seating, and high-end stainless steel appliances including a gas range. The kitchen flows effortlessly into the dining area and bright, airy living room, where large windows and a patio door open onto a private balcony with a gas hookup.

The expansive primary suite easily accommodates a king-sized bed and additional furniture, and includes a walk-in closet and a luxurious 5-piece ensuite with double sinks, a soaker tub, and a glass-enclosed shower. A second bedroom is positioned on the opposite side of the unit for added privacy and is adjacent to a stylish 4-piece bath. The separate den makes an ideal home office or flex space. Additional features include wide plank hardwood flooring throughout the main living areas, tray ceilings with pot lighting in the dining and living rooms, central A/C, and upgraded window shutters. This unit also includes a titled oversized underground parking stall and a titled storage locker. Champagne is a pet-friendly, exceptionally maintained building offering amenities such as a two-bay car wash, secure



bike storage, and ample visitor parking. The location is unbeatable—just steps from the Bow River pathway system, Carburn Park, Sue Higgins Park, and all the amenities of Quarry Park, including the YMCA, shops, restaurants, and more. With quick access to major routes, commuting is easy and convenient. Don't miss out on this opportunity!

Built in 2015

**Essential Information**

MLS® #	A2227451
Price	\$774,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,257
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	401, 221 Quarry Way Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 5M7

**Amenities**

Amenities	Car Wash, Elevator(s)
Parking Spaces	1
Parking	Heated Garage, Parkade, Stall, Titled, Underground
# of Garages	1

**Interior**

Interior Features	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
# of Stories	5

**Exterior**

Exterior Features	Balcony
Lot Description	Views
Construction	Concrete, Stone, Stucco

**Additional Information**

Date Listed	June 6th, 2025
Days on Market	20
Zoning	DC
HOA Fees	26
HOA Fees Freq.	MON

**Listing Details**

Listing Office	RE/MAX Realty Professionals
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