

# \$774,900 - 107, 221 Quarry Way Se, Calgary

MLS® #A2250658

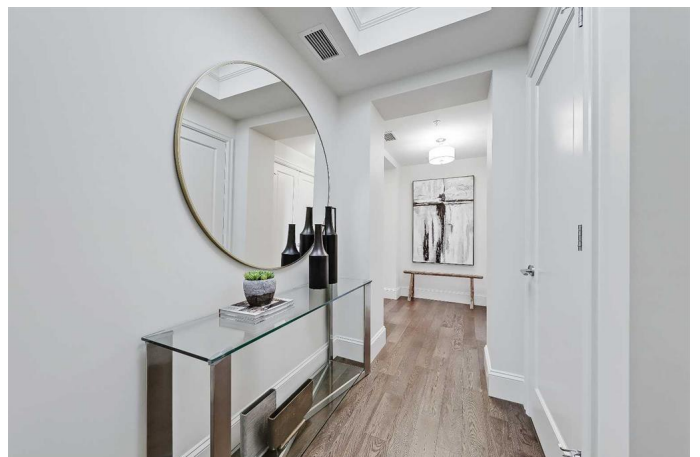
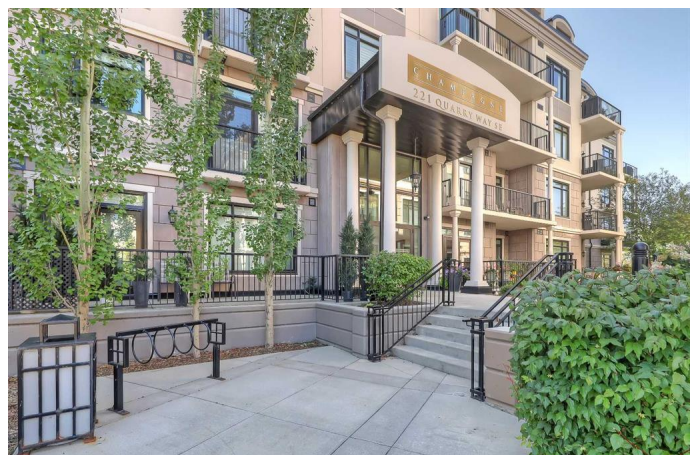
**\$774,900**

2 Bedroom, 2.00 Bathroom, 1,479 sqft

Residential on 0.00 Acres

Douglasdale/Glen, Calgary, Alberta

Welcome to Champagne â€” an exclusive, luxury concrete residence by Remington Development Corporation, perfectly positioned along the Bow River in the sought-after community of Quarry Park. This beautifully appointed southwest-facing corner unit offers 1,478 sq ft of refined living space backing directly onto green space and the river pathway. With 2 bedrooms, 2 bathrooms, 2 underground parking stalls, and a dedicated storage locker, this home combines upscale finishes with unmatched privacy and tranquillity. Inside, a formal foyer with multiple closets opens into a bright, open-concept layout with engineered hardwood flooring, tray ceilings, and expansive windows throughout. The chefâ€™s kitchen is equipped with a large central island, granite countertops, high-end appliances including a Porter & Charles gas range, dual sinks, garburator, and generous pantry storage. The kitchen flows seamlessly into the living and dining areas, perfect for entertaining or day-to-day living. A Pella sliding door leads to the partially covered back patio, complete with a gas line, private green space access, and no rear neighbours. The spacious primary suite features a tray ceiling, oversized window with views of the greenbelt, a large walk-in closet, and a spa-inspired 5-piece ensuite with dual sinks, granite counters, a soaker tub, and tiled glass shower. The second bedroomâ€”ideal as a guest room or home officeâ€”offers a built-in Murphy bed, large window, and cheater access to the full



4pc main bathroom. In-suite laundry and high-end detailing throughout complete this elegant unit. Set within a boutique, five-building complex built from concrete for superior soundproofing and reliability, Champagne offers sophisticated architecture inspired by the French countryside and beautifully maintained grounds. Located in Quarry Park—a vibrant, master-planned community along the Bow River—residents enjoy access to over 90 acres of parks and pathways, a 50-acre environmental reserve, shops and services at The Market at Quarry Park, fitness amenities, and more. This is refined riverfront living at its best. Schedule your private showing today!

Built in 2015

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2250658          |
| Price          | \$774,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,479             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 107, 221 Quarry Way Se |
| Subdivision | Douglasdale/Glen       |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2C 5M7                |

## Amenities

|                |                                                                                                        |
|----------------|--------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Car Wash, Elevator(s), Secured Parking, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 2                                                                                                      |
| Parking        | Heated Garage, Parkade, Titled, Secured                                                                |

## Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, Pantry, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                           |
| Heating           | Fan Coil                                                                                                           |
| Cooling           | Central Air                                                                                                        |
| # of Stories      | 6                                                                                                                  |

## Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | BBQ gas line            |
| Construction      | Concrete, Stone, Stucco |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 11                |
| Zoning         | DC                |
| HOA Fees       | 25                |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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