

# \$474,900 - 105, 131 Quarry Way Se, Calgary

MLS® #A2217898

**\$474,900**

1 Bedroom, 1.00 Bathroom, 856 sqft

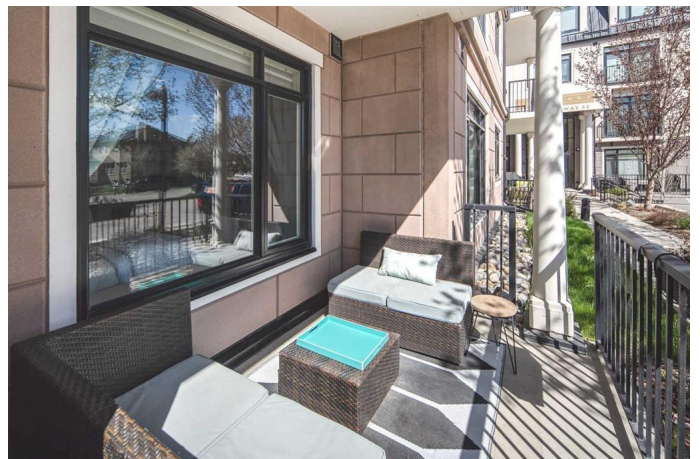
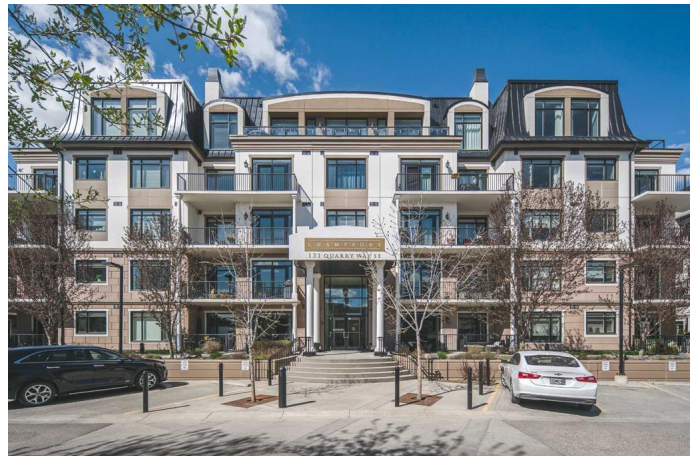
Residential on 0.00 Acres

Douglasdale/Glen, Calgary, Alberta

This impeccably maintained, bright and spacious main-floor home offers the perfect blend of elegance, comfort, and convenience in the prestigious riverside community of Quarry Park. Nestled against lush green space and steps from the Bow River pathways, this condo invites you to enjoy a lifestyle defined by nature, tranquility, and walkability—with grocery stores, restaurants, the YMCA, and an off-leash park all just a stroll away.

From the moment you arrive, you™ll appreciate the PRIVATE entryway, ideal for pet owners and those who enjoy easy access to outdoor living. Inside, the open-concept design impresses with 9-foot tray ceilings, wide-plank hardwood floors, chic lighting, and central air conditioning throughout. The gourmet galley-style kitchen is a dream for entertaining, featuring high-end stainless steel appliances, a gas stove, soft-close cabinetry, granite countertops, a large center island, and a built-in tech desk with full-height storage—perfect for working from home. The spacious dining area flows into a bright living room that opens onto your spacious private patio, perfect for peaceful morning coffees or evening barbecues with friends—complete with a gas line hookup and lovely neighborhood views.

Retreat to the sophisticated primary suite, large enough for king-sized furnishings, and enjoy the walk-through double closets leading to a spa-inspired bathroom with granite counters, a marble tile floor, a deep soaker



tub, and a fully tiled stand-up shower. Additional comforts include in-suite laundry, a separately titled OVERSIZE storage locker, and a titled parking stall close to the elevators in one of the cleanest, brightest parkades youâ€™ll findâ€”complete with 2 car wash bays and ample visitor parking. Concrete construction ensures peace and quiet. This is a well-managed building with a warm sense of community, making it an ideal option for professionals, snowbirds, or anyone seeking turn-key luxury without compromise. Quick access to Deerfoot and Glenmore Trail, plus nearby Fish Creek Park, rounds out this unbeatable location. This exceptional home is truly a must-see!

Built in 2013

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2217898          |
| Price          | \$474,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 856               |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 105, 131 Quarry Way Se |
| Subdivision | Douglasdale/Glen       |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2C 5M7                |

## Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | Elevator(s), Storage, Car Wash |
| Parking Spaces | 1                              |
| Parking        | Underground                    |

## Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home                                             |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Fan Coil                                                                                    |
| Cooling           | Central Air                                                                                 |
| # of Stories      | 5                                                                                           |

## Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Balcony                 |
| Construction      | Concrete, Stone, Stucco |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 87            |
| Zoning         | DC            |
| HOA Fees       | 26            |
| HOA Fees Freq. | MON           |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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