

**404, 131 Quarry Way SE**  
**Calgary, Alberta**

**MLS # A2288262**



**\$479,900**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	860 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 631
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** TV wall mount

Experience luxury condo living in this beautiful, immaculately maintained 1-bedroom, 1-bathroom residence in this exquisite Champagne development. The unbeatable location has you walking out of your building just steps from the Bow River Pathway system, walking distance to Sue Higgins Off-Leash Dog Park, quick access to Deerfoot Trail, and walking-distance to shopping, restaurants, YMCA and more. This unit is located on the 4th floor of this quiet complex, delivering “penthouse qualities” with no overhead balcony, allowing natural light to flood the space. The interior is rich with quality and taste, featuring fresh paint, new carpet in the bedroom, a brand new microwave, tray ceilings, engineered hardwood flooring, 9 ft ceilings, marble tile, and top-of-the-line finishings. The chef’s kitchen is centrally located within the unit, outfitted with premium stainless-steel appliances, including a gas range, an oversized granite island, soft-close cabinetry, making it perfect for entertaining or everyday casual dining. The bedroom can easily accommodate a king-size bed and more. The spa-like ensuite bathroom invites relaxation, offering a soaker tub as well as a tile shower. Enjoy the convenience of underground parking stall, a titled storage unit, bicycle storage, and a car wash bay.