



131 Quarry Way Calgary Alberta

\$519,000

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 ...

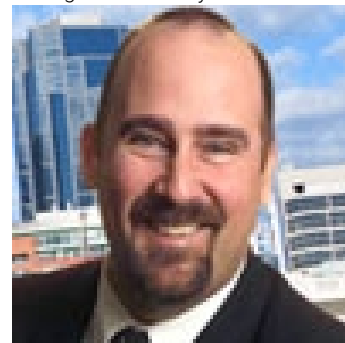
4pc Bathroom 7.58 Ft x 12.67 Ft

Bedroom 10.67 Ft x 11.33 Ft

Kitchen 9.00 Ft x 12.58 Ft

Living room 13.83 Ft x 17.17 Ft

Listing Presented By:



Originally Listed by:
RE/MAX iRealty Innovations

<http://www.westernelite.ca/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca