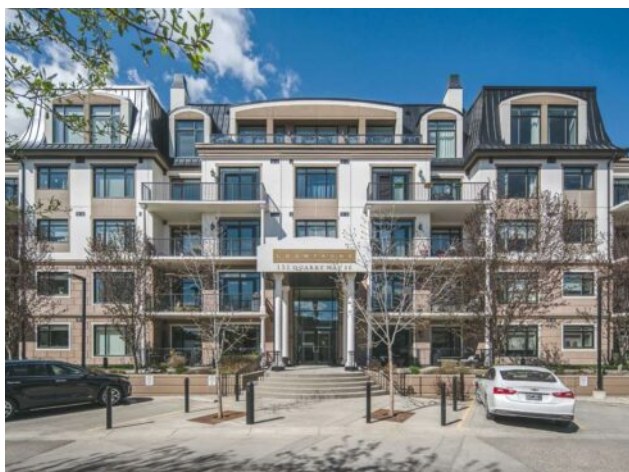


**105, 131 Quarry Way SE**  
**Calgary, Alberta**

**MLS # A2217898**



**\$474,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Douglasdale/Glen                   |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 856 sq.ft.                         | <b>Age:</b>   | 2013 (12 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> | \$ 627 |
| <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:** N/A

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 you'll find—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!