

# \$775,000 - 103, 131 Quarry Way Se, Calgary

MLS® #A2252336

**\$775,000**

2 Bedroom, 2.00 Bathroom, 1,628 sqft

Residential on 0.00 Acres

Douglasdale/Glen, Calgary, Alberta

NOW IS THE TIME to take advantage of the incredible pricing of this Stunning 1600+ Sq Ft Main Floor SE-Facing UNIT with lots of SUNSHINE and BIG WINDOWS – A Rare Gem Welcome to THE CONVENIENT Main floor residence offering luxurious living. TWO TITLED PARKING SPOTS, CAR WASH, DOG FRIENDLY, CONCRETE CONSTRUCTION & SWEET LOCATION! Perfectly positioned with southeast exposure, this exceptional condo provides tranquil views of lush greenspace 1 minute access to the River paths and extensive Calgary Hub Trail System. Covered patio – complete with gate access to the main walkway and a convenient gas line for barbecuing – ideal for outdoor entertaining or enjoying a quiet morning coffee and easy access if you have a pooch/and or grocery curb side convenience! The bright and airy open-concept layout is enhanced by elegant coffered ceilings and oversized windows. The chef-inspired kitchen is the heart of the home, featuring a large island with seating, sleek finishes, abundant cabinetry, and generous counter space – perfect for cooking, entertaining, or gathering with friends. The spacious living and dining areas offer exceptional versatility, with room for multiple seating zones, a buffet or hutch, and seamless flow for both hosting and relaxing. The king-sized primary suite is a private sanctuary, offering a double vanity, deep soaker tub, oversized walk-in shower, and a large walk-in closet complete with custom organizers. The



second bedroom is thoughtfully tucked away on the opposite side of the unit with an adjoining full bathroom and a flex door for added privacy—ideal for guests or family. A built-in office nook, equipped with a desk, cabinets, and bookshelves, provides a smart and stylish work-from-home space. Additional highlights include a welcoming front foyer with a custom walk-in closet, full-size stacked laundry, and two titled underground parking stalls located just steps from the elevator and a large storage locker. The building also features bike storage, two car wash bays, and solid concrete construction for excellent soundproofing. This pet-friendly community is centrally located with easy access to scenic river pathways and walking trails. Offering a rare combination of refined comfort, natural light, and thoughtfully designed spaces, this one-of-a-kind home is a standout opportunity in a prime location. Footsteps from Starbucks, restaurants and groceries with immediate access for Humans and Pups to the River Pathway System!

Built in 2013

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2252336          |
| Price          | \$775,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,628             |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 103, 131 Quarry Way Se |
| Subdivision | Douglasdale/Glen       |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2C 5L7                |

## Amenities

|                |                                                                                             |
|----------------|---------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Park, Picnic Area, Storage, Visitor Parking, Car Wash, Gazebo |
| Parking Spaces | 2                                                                                           |
| Parking        | Heated Garage, Parkade, Stall, Underground                                                  |

## Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings                                   |
| Heating           | Fan Coil                                                                                                           |
| Cooling           | Central Air                                                                                                        |
| # of Stories      | 4                                                                                                                  |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Other                 |
| Construction      | Concrete, Metal Frame |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 16                |
| Zoning         | DC                |
| HOA Fees       | 300               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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