



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**222 RIVERFRONT Avenue #2421, Calgary T2P 0W3**

MLS®#: **A2171472**

Area: **Chinatown**

Listing Date: **10/10/24**

List Price: **\$1,649,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2011**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:  
Lot Feat:  
Park Feat:

**Underground**

Finished Floor Area

Abv Sqft: **2,094**  
Low Sqft:  
Ttl Sqft: **2,094**

DOM

**72**

Layout

Beds: **3 (3)**  
Baths: **3.5 (3 1)**  
Style: **Penthouse**

Parking

Ttl Park: **3**  
Garage Sz:

Utilities and Features

Roof:  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Concrete,Stone**  
Flooring: **Hardwood,Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Bar Fridge,Built-In Oven,Built-In Range,Built-In Refrigerator,Dishwasher,Microwave,Range Hood,Washer/Dryer**  
Int Feat: **Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Soaking Tub,Stone Counters,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>10`2" x 16`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>6`5" x 16`1"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`4" x 7`2"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>16`6" x 9`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`2" x 16`8"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>19`3" x 22`3"</b>
<b>Den</b>	<b>Main</b>	<b>10`6" x 13`7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`8" x 14`6"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>10`11" x 6`4"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>10`8" x 5`5"</b>

<b>Bedroom</b>	<b>Main</b>	<b>10`8" x 13`6"</b>	<b>3pc Ensuite bath</b>	<b>Main</b>	<b>7`2" x 8`3"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`1" x 6`7"</b>	<b>Balcony</b>	<b>Main</b>	<b>32`7" x 8`8"</b>
<b>Balcony</b>	<b>Main</b>	<b>20`1" x 12`7"</b>			

Legal/Tax/Financial

Condo Fee:	Title:	Zoning:
<b>\$1,887</b>	<b>Fee Simple</b>	<b>DC</b>
	Fee Freq:	
	<b>Monthly</b>	

Legal Desc: **1111929**

Remarks

Pub Rmks: **Elevate yourself into the Penthouse - an executive bungalow in the sky. This is more than a home; it's a lifestyle statement. Imagine a stunning top floor condo perched 250 feet atop a sleek high-rise, offering panoramic views of the river and skyline. Occupying nearly 2,100 of interior square footage, this 3 bedroom + office + 3.5 bathroom layout is designed to provide the best of both worlds: entertainment and seclusion. Car enthusiast? Then you will certainly appreciate the [3] underground parking stalls that await your automobile collection. Upon entering, you're greeted by an expansive open-concept living space drenched in natural light from floor-to-ceiling windows that frame our breathtaking cityscape. Relax around the beautiful marble surround fireplace after a long day as the sun sets in the background. Migrate over to the modern kitchen that consists of a wonderful blend of integrated Miele + Wolf appliances, quartz counters, contemporary cabinetry, wine fridge, industrial sized sink and several viewpoints of the river. Step out to the 560 sqft of exterior terrace space and picture late-night cocktails under the stars, entertaining colleagues in style and waking up to the city at your feet. The office provides a space to up productivity at home while offering solitude with the sliding doors for those important calls. Down the hall you will find the resting quarters - smartly positioned away from the action. Each of the 3 bedrooms all come with their own private ensuite bathrooms with the primary taking centre stage: breathtaking corner windows, ample space for a king bed, access to the rear patio, gigantic walk-in closet and spa inspired en-suite with heated flooring, dual vanities and separate tub + shower. Rounding out the interior perks are a fitting 2 piece guest bath along with a dedicated laundry room. Unwind in an existence that celebrates sophistication, privacy and the extraordinary. As mentioned, this purchase comes with 3 aligned parking stalls and an assigned storage locker. Don't miss out on the amenities in this complex: onsite concierge, owner's lounge with games room + full kitchen, fitness area, hot tub, theatre and car wash. A location steps to the office core, c-train, pathways, restaurants and all daily services. Your opportunity to live alongside the soaring birds and amongst the banks of the Bow river.**

Inclusions: **None**  
Property Listed By: **CIR Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













