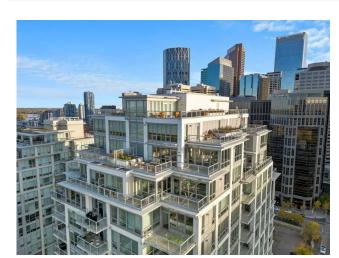


## 222 RIVERFRONT Avenue #2421, Calgary T2P 0W3

MLS®#: A2171472 Chinatown Listing 10/10/24 List Price: **\$1,649,900** Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



Sub Type: **Apartment** City/Town: Calgary Year Built:

Lot Information Lot Sz Ar:

Lot Shape:

Access: Lot Feat:

Park Feat:

**General Information** 

Residential Prop Type:

2011

**Underground** 

Low Sqft: Ttl Sqft:

Abv Saft:

Finished Floor Area

2,094

2,094

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

72

Ttl Park: 3

3 (3)

3.5 (3 1)

Penthouse

Garage Sz:

## **Utilities and Features**

Roof: Construction:

Heating: **Forced Air** Sewer:

Ext Feat: Balcony 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

Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Stone Counters, Walk-In Int Feat:

Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	10`2" x 16`1"	Living Room	Main	19`3" x 22`3"
Dining Room	Main	6`5" x 16`1"	Den	Main	10`6" x 13`7"
2pc Bathroom	Main	5`4" x 7`2"	Bedroom - Primary	Main	14`8" x 14`6"
5pc Ensuite bath	Main	16`6" x 9`5"	Walk-In Closet	Main	10`11" x 6`4"
Bedroom	Main	12`2" x 16`8"	4pc Ensuite bath	Main	10`8" x 5`5"

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

Legal/Tax/Financial

Condo Fee: **\$1.887** 

Title:
Fee Simple
Fee Freq:

Zoning: DC

Monthly

Legal Desc:

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

Inclusions:
Property Listed By:

None CIR Realty

1111929

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







