

Finished Floor Area

Ttl Sqft:

2,094

2.094

222 RIVERFRONT Avenue #2421, Calgary T2P 0W3

Heating:

Ext Feat:

Utilities:

Balcony

Sewer:

MLS®#: **A2171472** Area: **Chinatown** Listing **10/10/24** List Price: **\$1,599,900**

Status: Active County: Calgary Change: -\$50k, 07-Jan Association: Fort McMurray

Date:

General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary

Year Built: 2011 Abv Sqft: Lot Information Low Sqft:

Lot Sz Ar: Lot Shape:

Access: Lot Feat:

Park Feat: Underground

<u>DOM</u>

103 Layout

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

Style:

Penthouse

Parking

Ttl Park: 3

Garage Sz:

Utilities and Features

Roof: Construction:

Forced Air 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)

Room Information

Room Level **Dimensions** Room Level **Dimensions** 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" Walk-In Closet 5pc Ensuite bath Main 16`6" x 9`5" Main 10`11" x 6`4" **Bedroom** Main 12`2" x 16`8" 4pc Ensuite bath Main 10`8" x 5`5" **Bedroom** Main 10`8" x 13`6" 3pc Ensuite bath Main 7`2" x 8`3" Laundry Main 5`1" x 6`7" **Balcony** Main 32`7" x 8`8"

Balcony Main 20`1" x 12`7"

Legal/Tax/Financial

Condo Fee: Title:

Fee Simple

Zoning: **DC**

Fee Freg:

Monthly

Legal Desc: **1111929**

Remarks

Pub Rmks:

\$1,887

Elevate yourself into the Penthouse - an executive bungalow in the sky. This is more than a home; it's a lifestyle statement. Imagine your 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

Inclusions:
Property Listed By:

None CIR Realty

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



























