



THE
A-TEAM

**RE/MAX
FIRST**

65 EDMONTON Trail #201,203,205, Calgary T2E 5A8

MLS® #: **A2182162** Area: **Bridgeland/Riverside** Listing Date: **12/07/24** List Price: **\$13,888,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **6,996 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **12,258**
 Low Sqft:
 Ttl Sqft: **12,258**

DOM

14
Layout
 Beds: **9 (9)**
 Baths: **10.0 (9 2)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **17**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof: **Concrete,See Remarks**
 Heating: **Boiler,In Floor,See Remarks**
 Sewer:
 Ext Feat: **Balcony,Barbecue,BBQ gas line,Lighting,Private Entrance,Storage**

Construction: **Cement Fiber Board,Composite Siding,Glass,Metal Frame,See Remarks,Stucco**
 Flooring: **Concrete,Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Built-In Freezer,Built-In Oven,Built-In Refrigerator,Convection Oven,Dishwasher,Dryer,Electric Cooktop,Electric Oven,Electric Stove,Gas Cooktop,Gas Range,Microwave,Oven-Built-In,Refrigerator,Warming Drawer,Window Coverings**
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Chandelier,Closet Organizers,Double Vanity,Elevator,French Door,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,See Remarks,Separate Entrance,Smart Home,Storage,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	45`11" x 37`9"	Bedroom	Main	40`9" x 37`9"
2pc Bathroom	Main	17`6" x 27`8"	3pc Bathroom	Main	28`2" x 15`10"
3pc Ensuite bath	Main	27`1" x 19`11"	Dining Room	Main	33`1" x 38`0"
Kitchen	Main	39`11" x 38`0"	Living Room	Main	63`2" x 34`5"
Bedroom - Primary	Second	42`5" x 43`6"	5pc Ensuite bath	Second	56`7" x 33`1"

Family Room	Second	41`0" x 52`3"	Walk-In Closet	Second	27`11" x 23`3"
2pc Bathroom	Main	14`6" x 22`5"	3pc Ensuite bath	Main	41`3" x 31`2"
Bedroom	Main	33`4" x 19`2"	Foyer	Main	16`8" x 30`11"
Kitchen	Main	44`7" x 42`5"	Living Room	Main	70`3" x 35`10"
Bedroom - Primary	Main	41`3" x 48`2"	3pc Bathroom	Main	26`6" x 23`6"
Foyer	Main	51`8" x 26`0"	Kitchen	Main	32`0" x 27`8"
Living Room	Main	82`3" x 49`9"	Den	Main	42`1" x 36`8"
3pc Ensuite bath	Second	16`2" x 27`1"	3pc Ensuite bath	Second	17`6" x 28`2"
3pc Ensuite bath	Second	16`2" x 26`10"	4pc Ensuite bath	Second	39`4" x 61`6"
Bedroom	Second	40`9" x 45`1"	Bedroom	Second	42`5" x 44`7"
Bedroom	Second	40`2" x 41`3"	Family Room	Second	47`7" x 40`2"
Laundry	Second	34`5" x 23`6"	Bedroom - Primary	Second	42`5" x 62`7"
Walk-In Closet	Second	24`1" x 39`8"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **C-COR2**
 Legal Desc: **E**

Remarks

Pub Rmks: **A rare find in Calgary under one roof offering 3 Luxury Residential & 3 Commercial bays with 17 car parkade at grade. Welcome to a property that redefines luxury, comfort, and innovation. Every element of this exceptional building has been meticulously crafted to offer an unparalleled experience, blending cutting-edge technology, premium materials, and timeless elegance. From the robust structure to the bespoke finishes, every detail has been thoughtfully designed to create a living space unlike any other. The building itself is an engineering marvel, constructed with a powerful combination of concrete, steel, and engineered wood to ensure maximum strength and durability. Inside, the meticulous craftsmanship is evident, with hardwood flooring and linear materials imported from Ukraine, paired with specialized Brazilian countertops. These bespoke finishes create an atmosphere of sophistication, turning every space into a work of art. Upon entering, you are immediately struck by the soaring high ceilings that give every room an expansive, open feel. These elevated ceilings create a sense of grandeur and luxury, enhancing the natural light that pours into the property, making every space feel airy and inviting. The design of the building goes beyond aesthetics, with thoughtful features that enhance both the atmosphere and the environment. In the largest unit, an indoor water feature with four cascading waterfalls provides both tranquility and style. The soothing sound of the flowing water creates a serene atmosphere, while the LED lighting highlights the gentle movement, transforming it into a glowing centerpiece of the space. This feature not only enhances the ambiance but also contributes to a healthier indoor environment by boosting humidity levels. For those who value seamless living between indoor and outdoor spaces, this property sets a new standard. The largest unit includes an advanced folding glass wall system, effortlessly blending the indoors with the outdoors. This innovation transforms the living area into an open-air experience, offering a direct connection to the surrounding environment. Designed for superior thermal insulation, soundproofing, and weather resistance, it guarantees a luxurious living experience in all seasons. Comfort is paramount in every corner of this building. Every part of the property is air-controlled, ensuring advanced heating and cooling systems that provide year-round comfort. Residential units are further enhanced with in-floor heating in kitchens and washrooms, as well as high-efficiency heat pumps. These systems guarantee that residents will enjoy a cozy and luxurious environment, no matter the season. Safety is a top priority, and this building excels in that area with 24/7 fire monitoring. Equipped with two emergency exits made entirely of concrete, the building exceeds the highest fire-rating standards. Fire-rated ACM cladding and hardy board finishes on the exterior, combined with fire-rated drywall throughout. A MUST SEE**

Inclusions: **All Furnishings**
 Property Listed By: **Century 21 Bamber Realty LTD.**

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











