



## 222 Riverfront Avenue Calgary Alberta

\$1,649,900

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 sophisti...

Kitchen 10.17 Ft x 16.08 Ft  
Living room 19.25 Ft x 22.25 Ft  
Dining room 6.42 Ft x 16.08 Ft  
Den 10.50 Ft x 13.58 Ft  
2pc Bathroom 5.33 Ft x 7.17 Ft  
Primary Bedroom 14.67 Ft x 14.50 Ft

Bedroom 12.17 Ft x 16.67 Ft  
4pc Bathroom 10.67 Ft x 5.42 Ft  
Bedroom 10.67 Ft x 13.50 Ft  
3pc Bathroom 7.17 Ft x 8.25 Ft  
Laundry room 5.08 Ft x 6.58 Ft  
Other 32.58 Ft x 8.67 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
CIR Realty

<http://www.calgary-condos.com/>



CIR

REALTY

149 West Lakeview Point, Calgary, AB,

Phone: 403-585-5270  
cawarawa@shaw.ca

5pc Bathroom 16.50 Ft x 9.42 Ft

Other 20.08 Ft x 12.58 Ft

Other 10.92 Ft x 6.33 Ft