

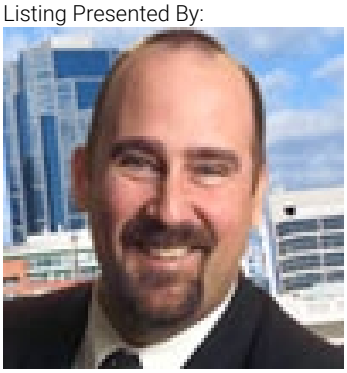
222 Riverfront Avenue Calgary Alberta

$1,600,000

Perched high above the Bow River on the 24th floor of Waterfront, this extraordinary 3-bedroom, 3.5-bathroom penthouse offers one of Calgary's most remarkable inner-city living experiences. Wrapped in floor-to-ceiling glass on three sides, the residence captures spectacular, unobstructed 270-degree views spanning the Bow River, Prince's Island Park, Eau Claire, the downtown skyline and Rocky Mountains beyond. With west, south and north exposures, the scenery transforms throughout the day, culminating in unforgettable sunsets over the river and mountains.Spanning just over 2,000 sq. ft., the sprawling single-level floor plan offers the proportions, privacy and functionality rarely found in condominium living. A generous great room is framed by walls of glass and anchored by a fireplace, creating an incredible setting for everyday living and entertaining. The adjoining dining room flows naturally from the main living space, yet can be enclosed with sliding doors and a separate entry for more intimate gatherings. Engineered hardwood and tile flooring extend throughout, complemented by Hunter Douglas motorized and roll-up window coverings.At the heart of the residence is a beautifully equipped kitchen featuring a gas range, wall oven, microwave, dishwasher, built-in Miele coffee machine, refrigerator and freezer, plus a dedicated beverage centre.Two expansive patio terraces extend the living experience outdoors, providing front-row seats to some of Calgary's most impressive scenery. With the Bow River wrapping around below, these outdoor spaces are equipped with gas and electrical connections, garden beds and irrigation.The primary retreat is privately positioned and generously proportioned, with a walk-in closet, luxurious 5-piece ensuite and direct terrace access with sweeping downtown views. One secondary bedroom also enjoys private terrace access and downtown views...

Living room 21.75 Ft x 19.33 Ft
Kitchen 16.67 Ft x 16.17 Ft
Foyer 13.67 Ft x 7.42 Ft
Dining room 13.58 Ft x 10.67 Ft
2pc Bathroom 7.17 Ft x 5.33 Ft
Laundry room 6.75 Ft x 5.17 Ft
Other 6.58 Ft x 11.00 Ft
Primary Bedroom 13.67 Ft x 14.50 Ft
Bedroom 16.58 Ft x 11.75 Ft
3pc Bathroom 8.25 Ft x 7.33 Ft
Bedroom 18.92 Ft x 10.83 Ft
4pc Bathroom 5.50 Ft x 10.75 Ft

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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

5pc Bathroom 9.50 Ft x 16.33 Ft