



CORY PELCHAT
 REALTOR®
 GRASSROOTS REALTY GROUP LTD.

780-933-9938
 pelchatsold@gmail.com

2421, 222 Riverfront Avenue SW
Calgary, Alberta

MLS # A2171472

\$1,649,900



Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Penthouse		
Size:	2,094 sq.ft.	Age:	2011 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,887
Basement:	-	LLD:	-
Exterior:	Concrete, Stone	Zoning:	DC
Foundation:	-	Utilities:	-

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

Inclusions: None

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 on the amenities in this complex: onsite concierge, owner's lounge with games room + full kitchen, fitness area, hot tub, theatre and car wash. A location steps to the office core, c-train, pathways, restaurants and all daily services. Your opportunity to live alongside the soaring birds and amongst the banks of the Bow river.