



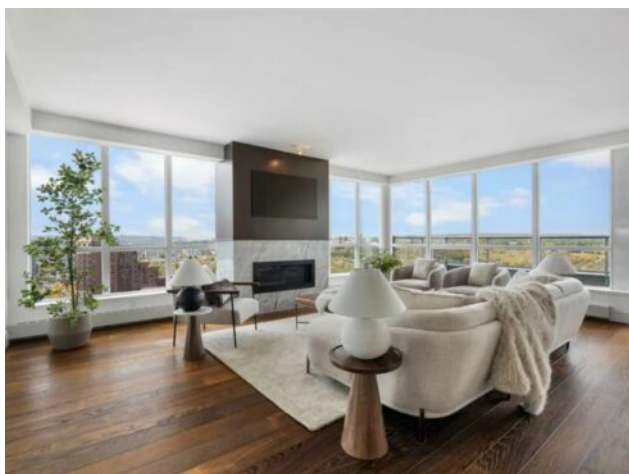
GRASSROOTS
REALTY GROUP

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2421, 222 Riverfront Avenue SW
Calgary, Alberta

MLS # A2348089

\$1,650,000



Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Penthouse		
Size:	2,059 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Assigned, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	City Lot		

Heating: Baseboard, Natural Gas

Floors: Hardwood, Tile

Roof: -

Basement: -

Exterior: Concrete, Stone

Foundation: -

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: TV Mount

Water: -

Sewer: -

Condo Fee: \$ 1,957

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

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, while both secondary bedrooms feature their own ensuites—ideal for family and guests while maintaining exceptional privacy. A dedicated laundry room and abundant in-suite storage complete the home. The offering includes three assigned underground parking stalls and an assigned storage locker. Waterfront offers an impressive collection of resident amenities including concierge service, fitness and yoga facilities, hot tub and steam rooms, social rooms, theatre, landscaped courtyard and rooftop garden spaces, visitor parking, bicycle storage and car wash facilities. Step outside and you are immediately connected to the Bow River pathways, Eau Claire and Prince’s Island Park, with riverside walking and cycling, restaurants, caf  s and downtown all within easy reach. Penthouse living without compromise, surrounded by some of the best views and amenities Calgary has to offer.