# \$795,000 - 113 Confluence Mews Se, Calgary

MLS® #A2212433

## \$795,000

2 Bedroom, 3.00 Bathroom, 1,742 sqft Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Roof top Patio in the heart of the city. One of the best units in EVOLUTION. This three level concrete townhome has over 1740 sq. ft. of developed space PLUS over 600 square feet of patio space. One of the best features is the 3rd level LOFT room and over sized roof top patio. You have your own private entrance to the townhome with a large front patio with brick exterior. The main floor has high ceilings with a gourmet kitchen, stainless steel appliances, granite counters and a breakfast bar. Lots of windows bring the light in the large living room and dining area. This floor has a half bath. At the back of the unit features a laundry room and entrance to the parkade. Second level features a primary bedroom with lots of closet space, ensuite with double sinks and separate tub and shower. The second bedroom also has a bathroom with a shower. The upper level has an awesome amount of light with glass walls which can make a great family room, art studio or office. The over sized rooftop private patio leads to the courtyard for the entire complex. Both the upper and lower decks have a gas outlet for your BBQ and the top patio has water. This unit comes with central air, PLUS parking for two cars and a storage locker. There is visitor parking, two exercise rooms one featuring a steam room and sauna. The top level of unit is also on the same level as two gyms and party room. So you just have to cross the beautiful courtyard to enter. Close to the C-train, River Walk, Stephen Avenue & the Simmons Bldg.





PLUS a dog park and playground are down the street. Enjoy the shops and restaurants of East Village, and close to the stampede grounds.

#### Built in 2012

#### **Essential Information**

MLS® # A2212433 Price \$795,000

Bedrooms 2
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,742 Acres 0.00 Year Built 2012

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

## **Community Information**

Address 113 Confluence Mews Se Subdivision Downtown East Village

City Calgary
County Calgary
Province Alberta
Postal Code T2G 1J1

## **Amenities**

Amenities Elevator(s), Fitness Center, Roof Deck, Secured Parking, Snow

Removal, Visitor Parking, Recreation Room, Sauna, Storage

Parking Spaces 2

Parking Assigned, Heated Garage, Parkade, See Remarks, Secured

# of Garages 2

#### Interior

Interior Features Breakfast Bar, High Ceilings, Quartz Counters

Appliances Central Air Conditioner, Di

Refrigerator, Washer, Built-In

Heating Forced Air Cooling Central Air

Basement None

#### **Exterior**

Exterior Features Balcony, Courtyard

Lot Description Cul-De-Sac, Few Trees, Leve

Roof See Remarks
Construction Brick, Concrete
Foundation Poured Concrete

## **Additional Information**

Date Listed May 13th, 2025

Days on Market 6

Zoning CC-EMU

## **Listing Details**

Listing Office Real Broker

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