\$769,900 - 113 Confluence Mews Se, Calgary

MLS® #A2212433

\$769,900

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

Downtown East Village, Calgary, Alberta

One of the best units in EVOLUTION with one the lowest priced unit per square feet in the complex. Under \$442 per foot. Large ROOFTOP PATIO in the heart of the city. 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. Take a look and compare to others.

Built in 2012

Essential Information

MLS® # A2212433

Price \$769,900

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 Visitor Parking, Elevator(s), Fitness Center, Roof Deck, Recreation

Room, Sauna, Secured Parking, Snow Removal, Storage

Parking Spaces 2

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

of Garages 2

Interior

Interior Features Breakfast Bar, High Ceilings,

Appliances Dishwasher, Dryer, Refrige

Built-In Gas Range, Microway

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 Concrete, Brick
Foundation Poured Concrete

Additional Information

Date Listed May 13th, 2025

Days on Market 77

Zoning CC-EMU

Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

