

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

MLS® #A2212433

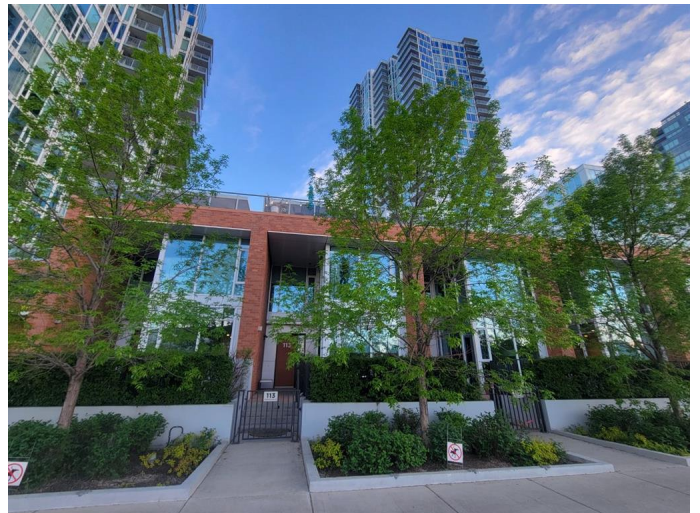
\$769,900

2 Bedroom, 3.00 Bathroom, 1,742 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

OPEN HOUSE SATURDAY NOON TO 2PM and SUNDAY FROM 3 TO 5PM. One of the best units in EVOLUTION with one the lowest priced unit per square feet in the complex. Under \$445 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	Elevator(s), Fitness Center, Recreation Room, Secured Parking, Snow Removal, Storage, Visitor Parking, Roof Deck, Sauna
Parking Spaces	2
Parking	Assigned, Heated Garage, Parkade, Secured, See Remarks

of Garages 2

Interior

Interior Features Breakfast Bar, High Ceilings,
Appliances Built-In Gas Range, Central
Microwave Hood Fan, Refrigerator

Heating Forced Air

Cooling Central Air

Basement None

Exterior

Exterior Features Balcony, Courtyard

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

Roof See Remarks

Construction Brick, Concrete

Foundation Poured Concrete



Additional Information

Date Listed May 13th, 2025

Days on Market 67

Zoning CC-EMU

Listing Details

Listing Office Real Broker

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