

# \$774,900 - 113 Confluence Mews Se, Calgary

MLS® #A2212433

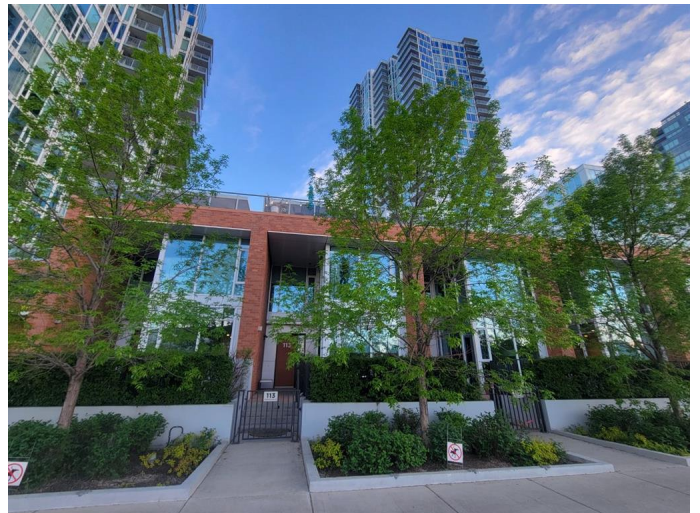
**\$774,900**

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 with one the lowest priced unit per square feet in the complex. Under \$445 per foot. 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	\$774,900
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	Snow Removal, Storage, Elevator(s), Fitness Center, Roof Deck, Recreation Room, Sauna, Secured Parking, Visitor Parking
Parking Spaces	2
Parking	Heated Garage, Assigned, Parkade, See Remarks, Secured
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, High Ceilings,
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Washer, Built-In
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	57
Zoning	CC-EMU

**Listing Details**

Listing Office	Real Broker
----------------	-------------



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.