

# \$749,900 - 111 Confluence Mews Se, Calgary

MLS® #A2249292

**\$749,900**

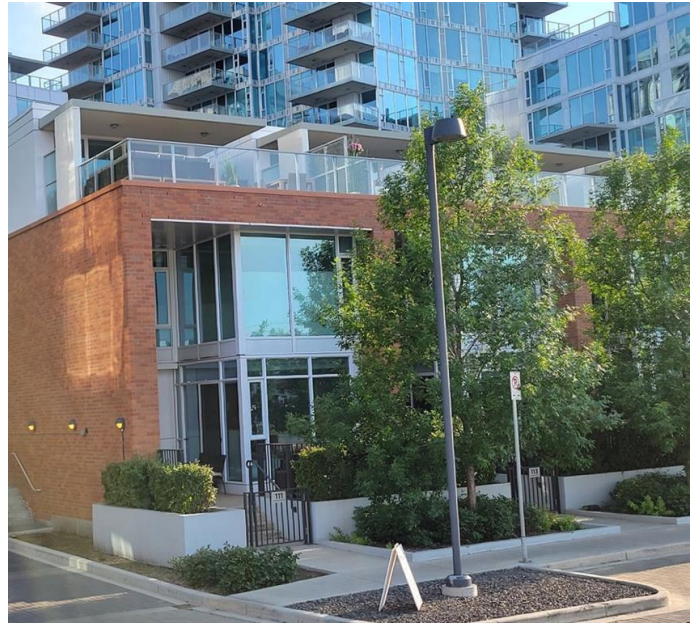
2 Bedroom, 3.00 Bathroom, 1,742 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

One of the lowest priced units per square foot in East Village. Roof top Patio in the heart of the city

One of the best units in EVOLUTION. This three level townhome has over 1740 sq. ft. of developed 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 tandem parking for two cars. 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. The seller will pay for six months of condo fees.

Built in 2012

### Essential Information

MLS® #	A2249292
Price	\$749,900
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	111 Confluence Mews Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1J1

### Amenities

Amenities	Elevator(s), Fitness Center, Secured Parking, Storage, Visitor Parking, Picnic Area
Parking Spaces	2
Parking	Parkade, Stall, Underground

### Interior

Interior Features	Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance,
-------------------	--

	Soaking Tub, Storage, Sauna
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Washer
Heating	Forced Air, Natural Gas, See Remarks
Cooling	Central Air
Basement	None

## Exterior

Exterior Features	Courtyard, Private Entrance
Lot Description	See Remarks
Roof	Rubber
Construction	Brick, Concrete
Foundation	Poured Concrete, See Remarks

## Additional Information

Date Listed	August 17th, 2025
Days on Market	1
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.