

# \$2,100,000 - 401, 88 Waterfront Mews Sw, Calgary

MLS® #A2091211

**\$2,100,000**

2 Bedroom, 3.00 Bathroom, 2,020 sqft

Residential on 0.00 Acres

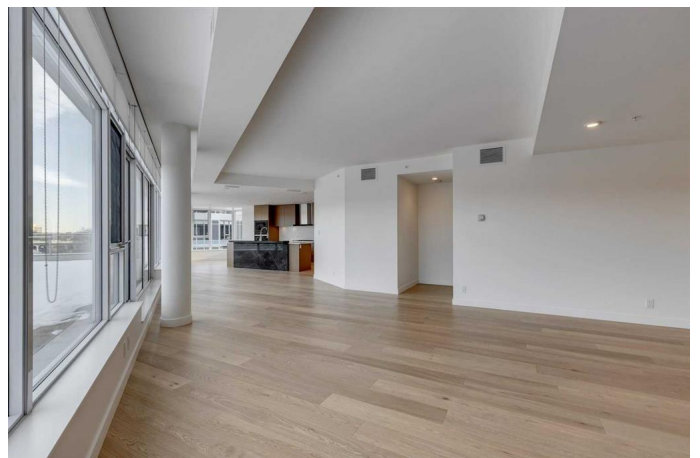
Chinatown, Calgary, Alberta

Introducing the crown jewel of Anthem Properties' Waterfront Residences in Calgary. Step into the epitome of luxury living with the unveiling of the final phase in Anthem Properties' exquisite Waterfront development. Nestled within an exclusive boutique building, this collection comprises only seven meticulously crafted private residences. Among them, the pièce de résistance awaits - a breathtaking penthouse suite that redefines privacy..

As you cross the threshold, prepare to be enchanted by a breathtaking vista through an expansive wall of floor-to-ceiling windows, commanding a panoramic view of the majestic Bow River. Every detail of this residence exudes sophistication, from the wide plank, engineered hardwood flooring to the top-of-the-line Wolf and Sub-Zero appliances, the elegant Grohe fixtures, and the exquisite quartz and granite finishes throughout..

Seamlessly flowing from the living area is a gourmet kitchen, complete with a pantry that caters to the culinary connoisseur within you. Beyond lies a 1600 sq.ft. outdoor oasis, complete with double patio doors, ready to transform into your private haven for al fresco dining, relaxing, and many cherished moments with loved ones.

The primary suite boasts a riveting,



unobstructed view of the river, offering a sanctuary of tranquility. Revel in the luxury of two spacious walk-in closets and an en-suite that rivals a spa retreat, featuring a sumptuous slipper tub, a sleek glass-enclosed shower, and double sinks for an indulgent start and end to your day.

The second bedroom features a private ensuite, and walk in closet for your guests. This stunning suite would not be complete without the den for your home office, a full laundry room and powder room..

For your convenience, two parking stalls, a private storage locker room, and dedicated bike storage await you in the secure underground parkade. And for those seeking an active lifestyle, the Bow River Pathway is a mere stone's throw away, offering direct access to the verdant oasis of Prince's Island Park or the vibrant energy of downtown Calgary's coffee shops and restaurants.

This is not just a residence; it is a testament to a lifestyle of unparalleled luxury. Welcome to your new home at Anthem Properties' Waterfront, where every moment is an experience in refinement and indulgence.

Built in 2019

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2091211    |
| Price          | \$2,100,000 |
| Sold Price     | \$2,070,000 |
| Bedrooms       | 2           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,020       |
| Acres          | 0.00        |
| Year Built     | 2019        |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Apartment   |
| Style    | Penthouse   |
| Status   | Sold        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 401, 88 Waterfront Mews Sw |
| Subdivision | Chinatown                  |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2P 0X3                    |

### Amenities

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Guest Suite, Visitor Parking |
| Parking Spaces | 2                                                                          |
| Parking        | Assigned, Underground                                                      |
| Waterfront     | River Front                                                                |

### Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters |
| Appliances        | Bar Fridge, Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer         |
| Heating           | Fan Coil, Fireplace(s), Natural Gas                                                                |
| Cooling           | Central Air                                                                                        |
| Fireplace         | Yes                                                                                                |
| # of Fireplaces   | 1                                                                                                  |
| Fireplaces        | Gas, Living Room                                                                                   |
| # of Stories      | 4                                                                                                  |
| Basement          | None                                                                                               |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Courtyard                             |
| Construction      | Concrete, Metal Siding, Stone, Stucco |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | November 3rd, 2023  |
| Date Sold   | November 16th, 2023 |

|                |        |
|----------------|--------|
| Days on Market | 13     |
| Zoning         | RE0201 |
| HOA Fees       | 0.00   |

## **Listing Details**

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | SOTHEBY'S INTERNATIONAL REALTY CANADA |
|----------------|---------------------------------------|

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