2421 222 Riverfront Avenue SW

Calgary | Active | MLS® A2348089

$1,600,000









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2011**	**2,059.42 sq. ft.**

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Listed by Royal LePage Benchmark

A closer look

Perched high above the Bow River on the 24th floor of Waterfront, this extraordinary 3-bedroom, 3.5-bathroom penthouse offers one of Calgary's most remarkable inner-city living experiences. Wrapped in floor-to-ceiling glass on three sides, the residence captures spectacular, unobstructed 270-degree views spanning the Bow River, Prince's Island Park, Eau Claire, the downtown skyline and Rocky Mountains beyond. With west, south and north exposures, the scenery transforms throughout the day, culminating in unforgettable sunsets over the river and mountains.

Spanning just over 2,000 sq. ft., the sprawling single-level floor plan offers the proportions, privacy and functionality rarely found in condominium living. A generous great room is framed by walls of glass and anchored by a fireplace, creating an incredible setting for everyday living and entertaining. The adjoining dining room flows naturally from the main living space, yet can be enclosed with sliding doors and a separate entry for more intimate gatherings. Engineered hardwood and tile flooring extend throughout, complemented by Hunter Douglas motorized and roll-up window coverings.

At the heart of the residence is a beautifully equipped kitchen featuring a gas range, wall oven, microwave, dishwasher, built-in Miele coffee machine, refrigerator and freezer, plus a dedicated beverage centre.

Two expansive patio terraces extend the living experience outdoors, providing front-row seats to some of Calgary's most impressive scenery. With the Bow River wrapping around below, these outdoor spaces are equipped with gas and electrical connections, garden beds and irrigation.

The primary retreat is privately positioned and generously proportioned, with a walk-in closet, luxurious 5-piece ensuite and direct terrace access with sweeping downtown views. One secondary bedroom also enjoys private terrace access and downtown views, while both secondary bedrooms feature their own ensuites-ideal for family and guests while maintaining exceptional privacy. A dedicated laundry room and abundant in-suite storage complete the home.

The offering includes three assigned underground parking stalls and an assigned storage locker.

Waterfront offers an impressive collection of resident amenities including concierge service, fitness and yoga facilities, hot tub and steam rooms, social rooms, theatre, landscaped courtyard and rooftop garden spaces, visitor parking, bicycle storage and car wash facilities.

Step outside and you are immediately connected to the Bow River pathways, Eau Claire and Prince's Island Park, with riverside walking and cycling, restaurants, cafés and downtown all within easy reach. Penthouse living without compromise, surrounded by some of the best views and amenities Calgary has to offer.

Property details

Status	Active
Prop. Type	Residential

MLS® Num	A2348089
Bedrooms	3
Bathrooms	4
Year Built	2011
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Penthouse
Total Living Area:	2,059.42 sq. ft.
Main Level Finished Area:	2,059.42 sq. ft.
Condo Fee:	$1,956.82
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	North, South, West
Floor Location:	Top
Entry Level:	24
Stories Total:	26
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	7
Year built:	2011 (Age: 15)

Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	3
Plan:	1111929
Heating:	Baseboard, Natural Gas
New Constr.:	No
Construction Material:	Concrete, Stone
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	No
Parking:	Assigned, Parkade, Stall, Underground
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Outlook at Waterfront
Community:	Chinatown

Amenities:	Bicycle Storage, Car Wash, Fitness Center, Guest Suite, Party Room, Recreation Facilities, Recreation Room, Sauna, Secured Parking, Spa/Hot Tub, Storage
Appliances:	Bar Fridge, Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	TV Mount
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 21'9" × 19'4" ·
Main Floor	Kitchen · 16'8" × 16'2" ·
Main Floor	Foyer · 13'8" × 7'5" ·
Main Floor	Dining Room · 13'7" × 10'8" ·
Main Floor	Laundry · 6'9" × 5'2" ·
Main Floor	Walk-In Closet · 11' × 6'7" ·
Main Floor	Bedroom - Primary · 14'6" × 13'8" ·
Main Floor	Bedroom · 16'7" × 11'9" ·
Main Floor	Bedroom · 18'11" × 10'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Stone Counters, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	City Lot
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)

Listed Date:	Sep 25, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2421-222-riverfront-avenue-sw-calgary-a2348089/

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