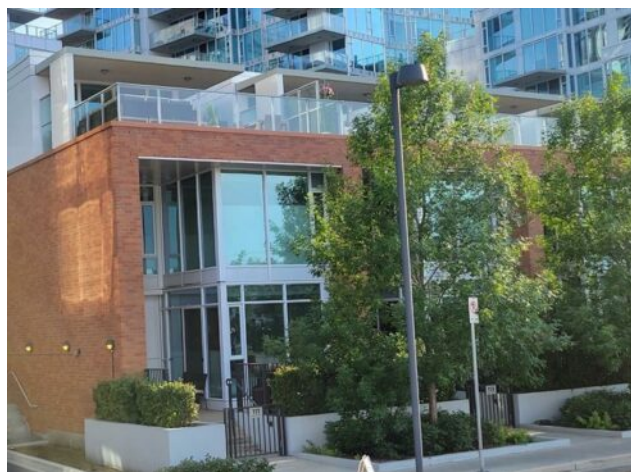


**111 Confluence Mews SE  
Calgary, Alberta****MLS # A2249292****\$749,900**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,742 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	\$ 1,448
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-EMU
<b>Foundation:</b>	Poured Concrete, See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Sauna, See Remarks, Separate Entrance, Soaking Tub, Storage		
<b>Inclusions:</b>	none		

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.