

\$13,800,000 - 55, 59, 63, 201, 203, 205, 65 Edmonton Trail Ne, Calgary

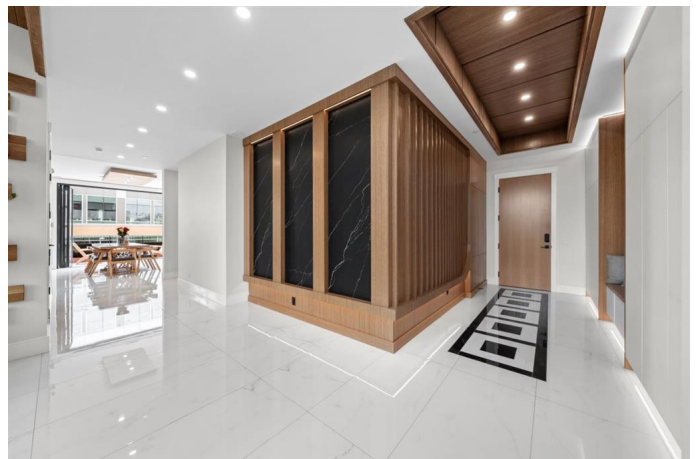
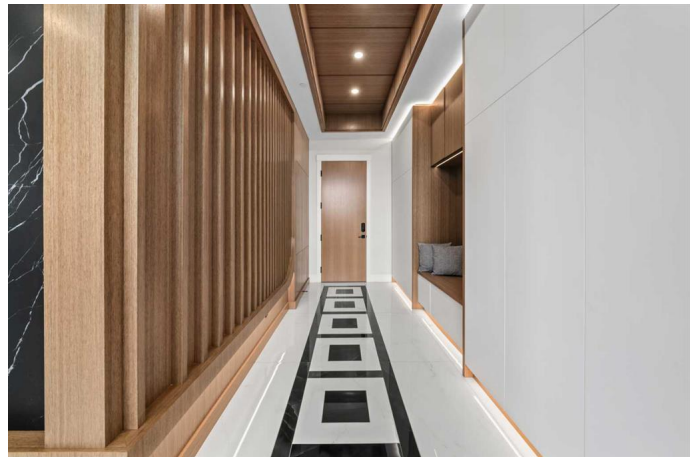
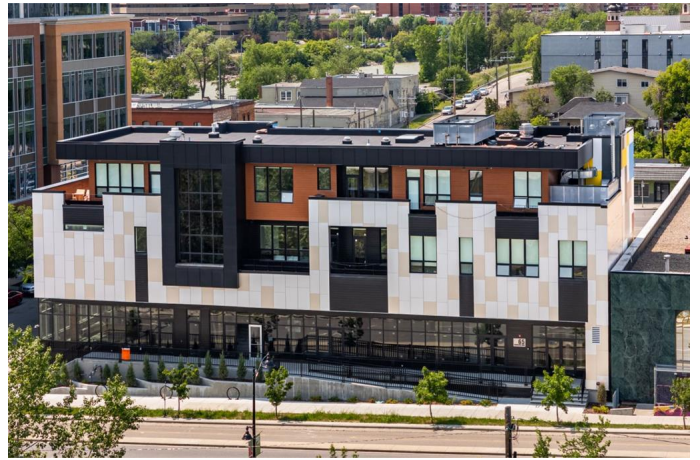
MLS® #A2235084

\$13,800,000

0 Bedroom, 0.00 Bathroom, 12,259 sqft
Multi-Family on 0.16 Acres

Bridgeland/Riverside, Calgary, Alberta

Live the Unrepeatable. Built to Inspire. Made to Endure. In the vibrant heart of Calgary, a space where architecture becomes art and every sq. ft. tells a story of vision, permanence & purpose. This isn't simply real estate, it's a place where design, lifestyle & investment meet under 1 roof. BOTH AN EXCLUSIVE RESIDENTIAL HAVEN & A STRONG COMMERCIAL ASSET, this landmark development seamlessly brings together 3 BESPOKE LUXURY RESIDENCES, A FLAGSHIP WESTERN FUSION RESTAURANT & A 15-STALL HEATED PARKADE. Each are crafted not just for function but for lasting impact. Occupying the full expanse of the commercial level is a 175-seat Western fusion restaurant, currently under construction & anchored by a renewable 10-year lease. Far more than a tenant, this culinary destination infuses the building with vibrancy, consistent foot traffic, and prestige, elevating its presence in Calgary's urban fabric & ensuring long-term income. Constructed from concrete, steel and engineered wood, the building stands both solid & modern. Inside the craftsmanship speaks volumes. VAULTED CEILINGS lift the eye. IMPORTED UKRANIAN HARDWOOD grounds the space in warmth and authenticity. BRAZILIAN STONE surfaces bring elemental beauty to kitchens & baths, harmonizing function with finesse. At the heart of the



premier residence lies a breathtaking 4-tier waterfall wall, LED-lit and gently cascading within a feature designed to elevate air quality & ambiance. A full-height folding glass wall blurs the line between interior & exterior, creating a fluid, immersive connection to nature that transforms everyday living into something extraordinary. The building's climate systems are fully air-controlled with centralized units, high-efficiency heat pumps & precision-zoned systems which allow the property to remain perfectly temperate in every season. In-floor heating warms kitchens & baths, while TRIPLE-GLAZED WINDOWS ensure acoustic calm & thermal balance. A smart dual-loop HVAC system reallocates energy across the structure for optimized performance and reduced consumption, all contributing to one of the most energy-efficient buildings in Alberta. True luxury also means infrastructure that protects and empowers. This property is equipped with 24/7 intelligent fire monitoring, fire-rated ACM cladding, and concrete emergency exits that exceed commercial code. SNOW-MELTING PATIOS & HEATED DRIVEWAYS ensure year-round accessibility, while a 1200 A transformer powers 11 EV charging stations, preparing the building for a forward-focused electrified future. Surrounding it all is a discreet network of 32 AI-powered, night-vision security cameras, providing round-the-clock protection without intrusion. From each all-season composite balcony, Calgary's skyline unfolds in full panorama. It's a view reserved for those who dream large & demand the exceptional. You don't just tour a property like this, you witness it! Schedule your private experience before it becomes someone else's!

Built in 2024

Essential Information

| | |
|----------------|------------------|
| MLS® # | A2235084 |
| Price | \$13,800,000 |
| Bathrooms | 0.00 |
| Square Footage | 12,259 |
| Acres | 0.16 |
| Year Built | 2024 |
| Type | Multi-Family |
| Sub-Type | Apartment |
| Style | Multi Level Unit |
| Status | Active |

Community Information

| | |
|-------------|---|
| Address | 55, 59, 63, 201, 203, 205, 65 Edmonton Trail Ne |
| Subdivision | Bridgeland/Riverside |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2E8S3 |

Amenities

| | |
|----------------|----------------------|
| Parking Spaces | 17 |
| Parking | Parkade, Underground |
| # of Garages | 17 |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Chandelier, Double Vanity, Elevator, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Smart Home, Soaking Tub, Stone Counters, Walk-In Closet(s) |
| Appliances | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Electric Stove, Garage Control(s), Gas Cooktop, Gas Range, Gas Stove, Induction Cooktop, Microwave, Range Hood, Refrigerator, Water Softener, Window Coverings, Built-In Refrigerator, Built-In Freezer, Oven-Built-In, Convection Oven, Electric Cooktop, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Freezer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Washer, European Washer/Dryer Combination, Garburator, Gas Water Heater, Instant Hot Water, Warming Drawer |
| Heating | Boiler, See Remarks |
| Cooling | Sep. HVAC Units |

| | |
|-----------------|---------------|
| Fireplace | Yes |
| # of Fireplaces | 7 |
| Fireplaces | Electric, Gas |
| # of Stories | 5 |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line, Lighting, Private Entrance, Storage |
| Roof | Concrete |
| Construction | Composite Siding, Cement Fiber Board, Metal Frame, See Remarks |

Additional Information

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|----------------|-----------------|
| Date Listed | June 30th, 2025 |
| Days on Market | 31 |
| Zoning | C-COR2 f3.0h18 |

Listing Details

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|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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