

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

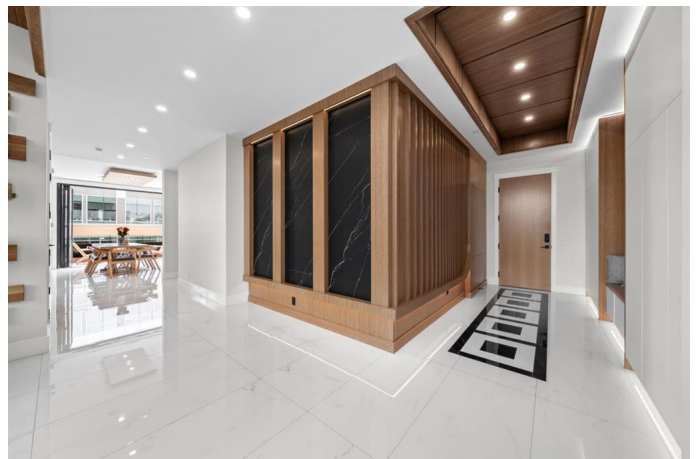
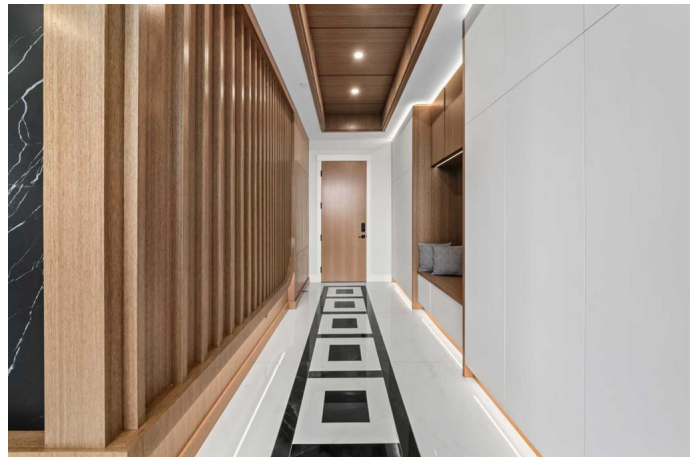
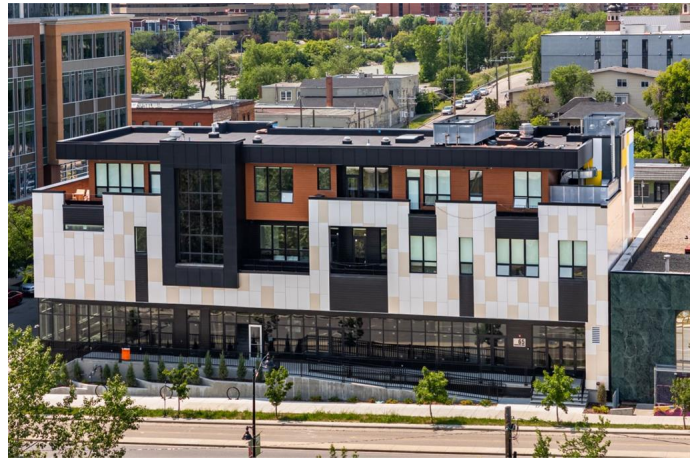
MLS® #A2235084

\$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

Date Listed	June 30th, 2025
Days on Market	66
Zoning	C-COR2 f3.0h18

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.