



THE
A-TEAM

**RE/MAX
FIRST**

619 CONFLUENCE Way #120, Calgary T2G 1C1

MLS® #: **A2114124**

Area: **Downtown East
Village**

Listing Date: **03/12/24**

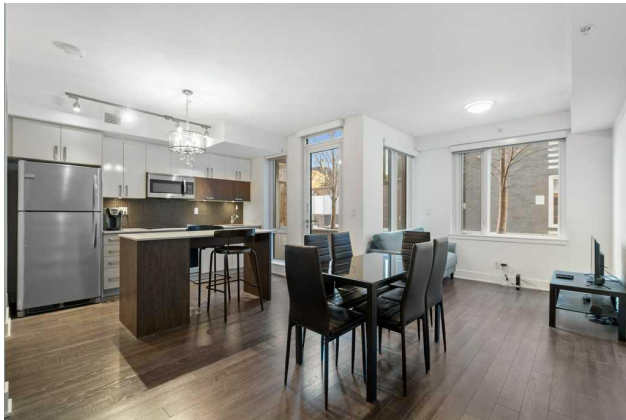
List Price: **\$299,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment**
Sub Type: **Calgary**
City/Town: **2015**
Year Built:

Finished Floor Area

Abv Sqft: **564**

Low Sqft:

Ttl Sqft: **564**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

68

Layout

Beds: **1 (1)**

Baths: **1.0 (1 0)**

Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Electric Gate,Enclosed,Gated,Heated Garage,Parkade,Secured,Titled,Underground

Utilities and Features

Roof:

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Entrance**

Construction:

Brick,Concrete,Wood Frame

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer Stacked

Int Feat:

Kitchen Island,Open Floorplan,Quartz Counters

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	7`10" x 4`10"	Bedroom	Main	9`6" x 10`9"
Dining Room	Main	9`4" x 12`10"	Foyer	Main	4`6" x 18`8"
Kitchen	Main	9`6" x 11`7"	Living Room	Main	8`10" x 6`5"

Legal/Tax/Financial

Condo Fee:

\$554

Title:

Fee Simple

Fee Freq:

Zoning:

CC-EMU

Legal Desc:	1512745	Monthly	Remarks
Pub Rmks:	Discover the epitome of urban elegance at First Condo, a gorgeous condo that redefines city living in Calgary's dynamic East Village. This beautiful residence stands proudly with a character-rich brick exterior, inviting you into a world where functionality, contemporary design and comfort converge. Imagine your new lifestyle, walking straight out the door of your private main floor entrance—ideal for pet lovers and on-the-go residents—to the rare luxury of an expansive gated outdoor space, your own private sanctuary amidst the urban energy. Hone your inner chef skills in the kitchen, equipped with stainless steel appliances, quartz countertops, and a functional movable island that doubles as extra prep space and eating bar. Retreat into your bedroom, which offers ample closet space. Embrace the East Village lifestyle with included amenities like an underground titled parking stall, storage locker, gym, yoga room, courtyard and a rooftop lounge complete with a pool table, workspaces, balcony, and a party room. Just steps outside your door, East Village buzzes with cafes, top restaurants, the Riverwalk, and beautiful St. Patrick's Island, placing the best of urban living at your fingertips. Seize the chance to snag this exceptional urban dwelling—this gorgeous home is not just a place to live, but the beginning of a new, elevated lifestyle. Book your showing today!		
Inclusions:	N/A		
Property Listed By:	CIR Realty		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



