



THE
A-TEAM

**RE/MAX
FIRST**

619 CONFLUENCE Way #220, Calgary T2G 1C1

MLS® #: **A2119708**

Area: **Downtown East
Village**

Listing Date: **04/03/24**

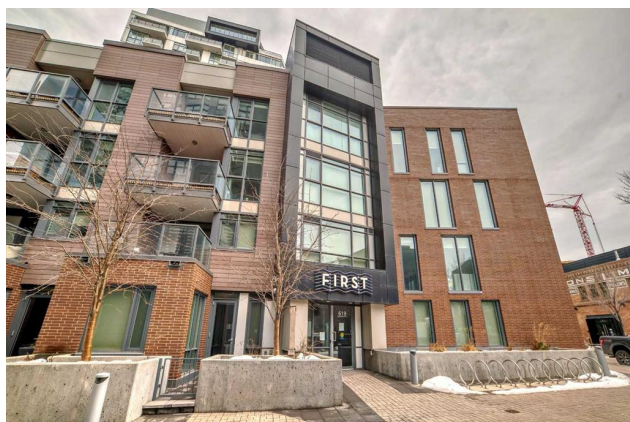
List Price: **\$299,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Year Built:
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **486**
Low Sqft:
Ttl Sqft: **486**

DOM

46
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat: **Titled, Underground**

Utilities and Features

Roof:
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick, Concrete, Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **Breakfast Bar, Built-in Features, Elevator, Kitchen Island, See Remarks, Storage, Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11' 5" x 5' 8"	Dining Room	Main	5' 0" x 12' 0"
Living Room	Main	9' 2" x 10' 3"	Bedroom - Primary	Main	8' 11" x 12' 4"
Entrance	Main	15' 8" x 3' 7"	Laundry	Main	3' 0" x 3' 1"
4pc Bathroom	Main	8' 3" x 4' 10"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$480

Fee Simple

CC-EMU

Fee Freq:

Monthly

Legal Desc:

1512745

Remarks

Pub Rmks:

Welcome to Podium at First! Located in Trendy East Village, Steps from the Bow River, walking paths, shops, restaurants, transportation and all amenities. The First offers outstanding amenities that include concierge service, Fitness facility, yoga studio, owners sky Lounge with observation deck and billiard room. This beautiful unit features a designer kitchen with quartz counter tops, stainless steel appliances and movable kitchen island, functional open living space, lots of windows, large private patio, insuite Laundry and titled underground parking stall. Low condo fees, pet friendly building and so much more. This is a must see.

Inclusions:

N/A

Property Listed By:

RE/MAX Real Estate (Mountain View)

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

