



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**619 CONFLUENCE Way #314, Calgary T2G 0G1**

MLS®#: **A2162163**

Area: **Downtown East  
Village**

Listing Date: **09/04/24**

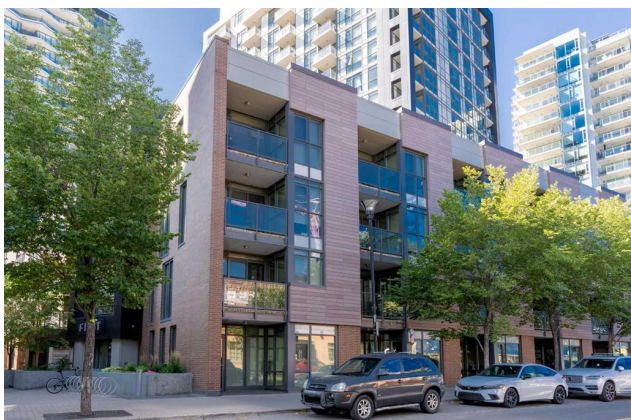
List Price: **\$249,800**

Status: **Active**

County: **Calgary**

Change: **-\$8k, 17-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential  
Apartment  
Calgary**  
Year Built: **2015**

Finished Floor Area

Abv Sqft: **393**  
Low Sqft:  
Ttl Sqft: **393**

DOM

**108**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **0**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **None**

Utilities and Features

Roof:  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Brick,Concrete,Glass,Metal Frame,Wood Frame**  
Flooring: **Laminate,Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
Int Feat: **Kitchen Island,Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	10`2" x 8`10"	Kitchen	Main	14`8" x 9`1"
4pc Bathroom	Main	7`10" x 4`10"			

Legal/Tax/Financial

Condo Fee:  
**\$380**

Title: **Fee Simple**  
Fee Freq: **Monthly**

Zoning: **CC-EMU**

Legal Desc: 1512745

Remarks

Pub Rmks: **Welcome to this exceptional studio residence in the Amenity-Filled First Building in the sought-after area of East Village near the beautiful Bow River. This open-concept unit provides a closet with stacked washer & dryer, a 4-pc bathroom, a built-in cabinet, a sleep area with a queen size bed and a closet, a functional kitchen with stainless steel appliances, quartz countertops, ample cabinetry, and moveable island, a cozy study and rest area with a couch and a slide door leading to a charming openness balcony. Floor-to-ceiling windows bathe the space in NATURAL LIGHT. This unit also includes an underground storage locker. On the same third floor, there's a FITNESS studio, a YOGA studio sanctuary, and an enclosed landscaped COURTYARD, perfect for moments of serenity amidst the vibrant cityscape. On the top 18th floor, there is a Rooftop Lounge with a study/meeting room, a pool table, a party room with Kitchen/Wet Bar, and breathtaking views of the Bow River, Elbow River, Calgary Tower, Fort Calgary and Saddledome fireworks. A unique urban living experience is provided with this unique vibrant location known as a hub for arts, cultural amenities and entertainment with National Music Centre, Riverfront pathways, modern architecture blending seamlessly with historical buildings and convenient access to essential services, boutiques, a lively food scene, cafes, Dog Park, transit and grocery store. The unit is perfect for those wanting to own rather than rent! Funitures could be negotiable if needed.**

Inclusions: Shelf on the hallway  
Property Listed By: Homecare Realty Ltd.

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

