

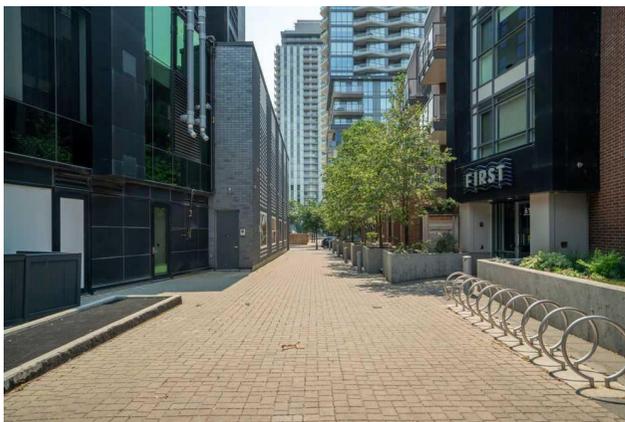


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**619 CONFLUENCE Way #321, Calgary T2G 0G1**

MLS®#: **A2174210**      Area: **Downtown East Village**      Listing Date: **10/20/24**      List Price: **\$305,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

**Underground**

Finished Floor Area

Abv Sqft: **582**  
 Low Sqft:  
 Ttl Sqft: **582**

DOM

**44**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
 Int Feat: **Stone Counters**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>15`9" x 11`7"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`6" x 7`9"</b>
<b>Foyer</b>	<b>Main</b>	<b>12`10" x 3`9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`9" x 7`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`0" x 9`3"</b>	<b>4pc Bathroom</b>	<b>Main</b>	

Legal/Tax/Financial

Condo Fee: **\$554**      Title: **Fee Simple**      Zoning: **CC-EMU**  
 Fee Freq:

Monthly

Legal Desc: 1512745

Remarks

Pub Rmks: **Welcome to 619 Confluence Way SE #321 , an exceptional condo just steps away from the Riverwalk , perfect for the Urban Socialite ! The kitchen is a chef's dream, with stainless steel appliances, quartz countertops, ample cabinetry, and moveable island. The bedroom offers ample closet space and a cleverly designed cheater ensuite into a beautifully appointed bathroom. This condo also includes underground parking stall and a storage locker. Building amenities are top-notch, featuring a gym/yoga room, rental suite, and a top-floor lounge with a pool table, workspaces, and a party room with a kitchen / Wet bar. Located just steps from Studio Bell, the glamorous library, , vibrant cafes, diverse restaurants, scenic river pathways, and serene St. Patrick's Island, this condo epitomizes the best of urban living. Don't miss your chance to own this sophisticated and stylish urban retreat!**

Inclusions:  
Property Listed By: eXp Realty

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



