



THE
A-TEAM

**RE/MAX
FIRST**

619 CONFLUENCE Way #421, Calgary T2G 1C1

MLS® #: **A2185303**

Area: **Downtown East
Village**

Listing Date: **01/08/25**

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

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **574**
Low Sqft:
Ttl Sqft: **574**

DOM

24
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Owned,Underground**

Utilities and Features

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

Construction: **Other**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **No Animal Home,No Smoking Home,Stone Counters**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------|-------|--------------|--------------------------|-------|---------------|
| Living Room | Main | 15`8" x 9`9" | Kitchen With Eating Area | Main | 14`4" x 8`11" |
| Den | Main | 9`10" x 4`8" | Bedroom - Primary | Main | 9`11" x 9`2" |
| 4pc Bathroom | Main | 8`6" x 5`8" | Laundry | Main | 3`0" x 3`0" |

Legal/Tax/Financial

Condo Fee:
\$572

Title: **Fee Simple**
Fee Freq:

Zoning: **CC-EMU**

Monthly

Legal Desc: 1512745

Remarks

Pub Rmks: **TOP FLOOR UNIT Now available! Welcome to 619 Confluence Way SE #421, a sophisticated condo retreat in Calgary's vibrant East Village. Immerse yourself in an enviable urban lifestyle just steps away from the Bow River and scenic Riverwalk, where leisurely morning jogs or evening strolls become part of your daily routine. The sleek interior impresses with 9 FT CEILINGS, stainless steel appliances, quartz countertops, and a versatile island in the kitchen, while the bedroom features generous closet space and a convenient ensuite feel that connects to a stylishly appointed bathroom. Floor-to-ceiling windows bathe the living area in natural light, and thoughtful amenities like in-suite laundry, titled underground parking, and a private storage locker ensure ultimate convenience. Indulge in building amenities that include a fully equipped gym, yoga studio, and a top-floor lounge complete with pool table, workspaces, and a party room with kitchen and wet bar—perfect for entertaining guests. You are only a 10 min walk to Scotia Place and many other eclectic cafés and vibrant restaurants, Studio Bell, the Central Library, and St. Patrick's Island a short stroll away, making this distinctive location the ideal balance of downtown energy and riverside tranquility. Don't miss your chance to own this elegant urban oasis—schedule your viewing today and experience the very best of East Village living.**

Inclusions:
Property Listed By: n/a
Real Estate Professionals Inc.

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





