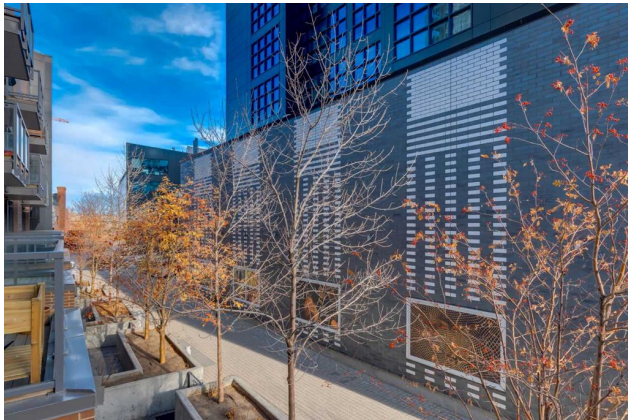


619 CONFLUENCE Way #224, Calgary T2G 1C1

MLS® #: **A2191435** Area: **Downtown East Village** Listing Date: **02/02/25** List Price: **\$399,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **2015**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **760**
 Low Sqft:
 Ttl Sqft: **760**

DOM
3
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**
Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Heated Garage,Titled,Underground**

Utilities and Features

Roof:
 Heating: **Fan Coil**
 Sewer:
 Ext Feat: **None**
 Construction: **Brick,Metal Siding ,Wood Frame,Wood Siding**
 Flooring: **Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Closet Organizers,Kitchen Island,Track Lighting**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	6`4" x 8`0"	4pc Ensuite bath	Main	5`9" x 7`7"
Bedroom	Main	9`5" x 9`9"	Dining Room	Main	5`10" x 15`10"
Foyer	Main	14`0" x 5`5"	Kitchen	Main	7`4" x 15`10"
Living Room	Main	11`0" x 7`6"	Bedroom - Primary	Main	9`10" x 14`9"

Legal/Tax/Financial

Condo Fee: **\$695** Title: **Fee Simple** Zoning: **CC-EMU**

Fee Freq:
Monthly

Legal Desc: **1512745**

Remarks

Pub Rmks: **Located in the vibrant and highly sought-after community of East Village, this stunning CORNER UNIT **FULLY FURNISHED, move-in-ready** condo is perfect for young professionals or anyone seeking an urban lifestyle. This lively neighbourhood is packed with amenities, from its proximity to the iconic Simmons Building and scenic walking and bike paths to cultural gems like the National Music Centre, the New Central Library, and the serene St. Patrick's Island. With quick access to the Bow River, the City C-Train, and Superstore, as well as trendy Inglewood's fantastic restaurants and boutique shops, the location is truly unbeatable. This impeccably designed 762 sq ft condo w/ Heated Indoor Parking and Separate Storage features 2 bedrooms and 2 bathrooms with a sleek, modern open-concept layout. The bright living room is filled with natural light from floor-to-ceiling windows, highlighting the stylish finishes. You'll love the stainless steel appliances, designer cabinetry, and quartz countertops that offer plenty of space for cooking and entertaining. The layout is perfect for hosting friends or enjoying a quiet evening at home. Adding to its appeal, this condo comes **fully furnished**, so you can move in with ease and start enjoying your new space immediately. Every detail has been thoughtfully considered to ensure comfort and convenience. The FIRST Condominium provides exceptional amenities, including a rooftop deck with breathtaking views of the Bow River, a private fitness room, a party room with a billiard table, and more. This home truly combines comfort, style, and a dynamic urban lifestyle. Don't miss your chance to experience everything this incredible condo has to offer—call today to book your private viewing!**

Inclusions:
Property Listed By: **Furnishings
Keller Williams BOLD Realty**

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

