

**321, 619 Confluence Way SE**  
**Calgary, Alberta**

**MLS # A2216145**



**\$289,900**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	582 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Owned, Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 570
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Metal Siding , Wood Frame	<b>Zoning:</b>	CC-EMU
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Stone Counters		

**Inclusions:** .

Welcome to 619 Confluence Way SE #321 , an exceptional condo just steps away from the Riverwalk , perfect for the Urban Socialite ! This unit is unique from the other units were the same square footage as it has a spacious living/ entertaining space. The kitchen includes, 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!