



**GRASSROOTS**  
REALTY GROUP

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**607 Confluence Way SE  
Calgary, Alberta**

**MLS # A2266982**



**\$729,000**

**Division:** Downtown East Village

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,080 sq.ft.

**Zoning:** CC-EMU

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** washer, dryer, stove, fridge, dishwasher

A rare opportunity to own a true Street-Front LIVE & WORK space in the heart of Calgary's vibrant East Village &mdash; steps from the Bow River and surrounded by high-density residential towers that bring unmatched daily visibility and customer traffic. The main level offers a fully Street-Facing commercial space with expansive glass frontage, high ceilings, and direct pedestrian access &mdash; perfect for a boutique retailer, wellness studio, caf   concept, or creative workspace seeking strong foot traffic and exposure in a rapidly growing downtown district. The upper level provides a flexible Residential Suite that seamlessly complements the ground-floor business. Whether used as your private residence, a work extension, or an income-generating rental, it delivers the ultimate convenience of living and operating under one roof. Residents and occupants enjoy access to premium building amenities including a well-equipped fitness center, a beautifully landscaped rooftop terrace with BBQ areas, and secure titled underground parking. Positioned directly across from the iconic Simmons Building and the scenic River Walk, this unique property blends lifestyle, functionality, and investment potential &mdash; a rare find that truly deserves to be yours. Also available for LEASE. Please contact the listing agent for more details.