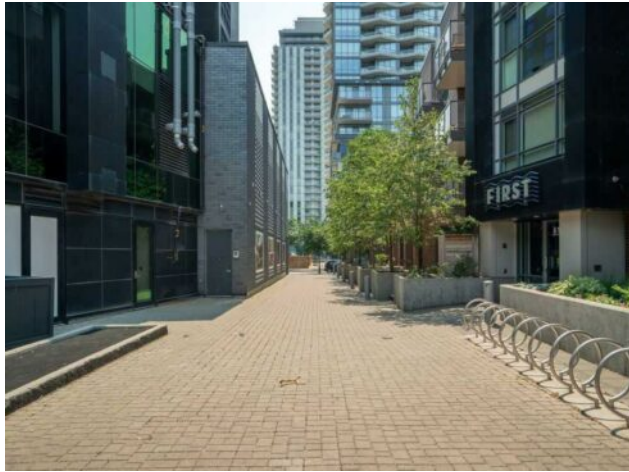




**321, 619 Confluence Way SE  
Calgary, Alberta**

**MLS # A2174210**



**\$305,000**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	582 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	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>	\$ 554
<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 ! 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!