



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

MLS # A2185547



\$299,000

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

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 554
Basement:	-	LLD:	-
Exterior:	Brick, Metal Siding , Wood Frame	Zoning:	CC-EMU
Foundation:	-	Utilities:	-
Features:	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!