

**423, 619 Confluence Way SE**  
**Calgary, Alberta**

**MLS # A2260506**



**\$284,800**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <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>     | 557 sq.ft.                         | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Parkade, Underground               |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                  |                   |        |
|--------------------|----------------------------------|-------------------|--------|
| <b>Heating:</b>    | Boiler                           | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate                         | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                | <b>Condo Fee:</b> | \$ 559 |
| <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>   | No Animal Home, No Smoking Home  |                   |        |

**Inclusions:** N/A

Welcome to vibrant Downtown East Village! This 1 bedroom unit offers an unbeatable location just steps from the Bow River pathways, trendy restaurants, shopping, and all the amenities of downtown living. Inside, you'll find a bright and open layout with modern finishes, a functional kitchen, and a cozy living space perfect for relaxing or entertaining. The bedroom provides a comfortable retreat, while large windows bring in plenty of natural light. Enjoy the convenience of being within walking distance to coffee shops, markets, transit, and Calgary's lively downtown core. Whether you're a first-time buyer, investor, or looking for a low-maintenance lifestyle in the heart of the city, this unit is a fantastic opportunity. Call your Favourite REALTOR today!