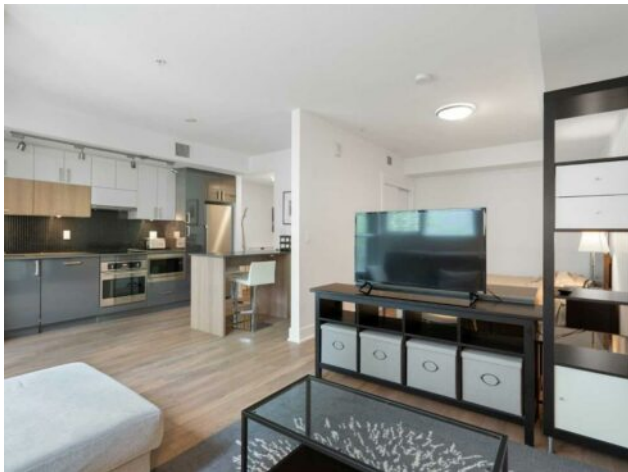


780-380-6207
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220, 619 Confluence Way SE
Calgary, Alberta

MLS # A2229937



\$249,900

Division:	Downtown East Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	487 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Heated Garage, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 495
Basement:	-	LLD:	-
Exterior:	Brick, Metal Siding , Wood Frame	Zoning:	CC-EMU
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Quartz Counters		

Inclusions: All furniture included for true convenience and ease!

Live in the heart of Calgary's East Village. This fully furnished one bed, one bath home has been thoughtfully reimagined with a unique layout that maximizes both space and comfort, setting it apart from anything else in the building. From the moment you step inside, you're welcomed into a modern, open-concept living space that blends clean design with everyday functionality. The kitchen features sleek cabinetry, quartz countertops, and stainless steel appliances, connecting it to a bright living area and a private balcony! Everything you see is included. Professionally styled and move-in ready, this unit comes complete with quality furniture, tasteful decor, and everyday essentials to offer the ultimate turnkey experience. Whether you're a first-time buyer looking to avoid the cost and hassle of furnishing, a busy professional seeking convenience, or an investor wanting to offer a fully equipped rental from day one, the benefits are immediate and substantial. The spacious bedroom is thoughtfully partitioned to maintain openness while offering privacy, and the elegant bathroom is finished with modern fixtures and a tub. With in-suite laundry, assigned underground parking, a storage locker, and access to premium building amenities like a fitness center, lounge, and outdoor courtyard, this home combines style, simplicity, and exceptional value. Amenities include some of Calgary's top dining and cultural spots, and just steps from the Bow River Pathway, St. Patrick's Island, Studio Bell, the Central Library,