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607 CONFLUENCE WAY SE FOR SALE

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Commercial Real Estate > Commercial Property for Sale

Location
Calgary, Alberta



Listing ID:
28518


MLS ID:
A2159646

\$849,900



 **JEFF HOPPER**
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 National Realty
 403-383-1980

 607 Confluence Way SE, Calgary , Alberta T2G 1C3

Transaction Type For Sale	Title Fee Simple	Days On Market 153
Zoning CC-EMU	Subdivision Downtown East Village	Year Built 2015
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 1512745	Building Area (Sq. Ft.) 0.00	Building Area (Sq. M.) 0.00
Inclusions washer, dryer, stove, fridge, dishwasher	Restrictions None Known	Reports None

RETAIL/LIVE WORK UNIT - FOR SALE OR FOR LEASE. Discover the ultimate in flexible urban living with this remarkable live-work condo unit, offering a total of 1,230 sq. ft. of combined residential and commercial space including two titled underground parking stalls. The 615 sq. ft. live unit provides a modern and comfortable home with stunning river and city views, while the adjacent 615 sq. ft. work unit offers incredible versatility. This space can be customized to suit a wide range of needs, whether you're looking to establish a retail storefront, a private art gallery, yoga or Pilates studio, or a wide variety of many other creative or entrepreneurial uses. The open floor plan and floor-to-ceiling windows fill the space with natural light, creating an inspiring environment for both living and working. Enjoy maintenance-free living with access to exceptional building amenities, including a gym, rooftop patio with BBQs, and secure underground parking. Located directly across from the vibrant Simmons Building and the scenic River Walk, this live-work unit combines the best of city living with the convenience and flexibility you need to thrive.

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