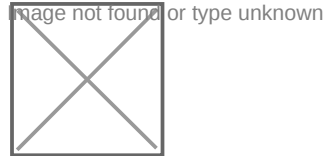


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

607 CONFLUENCE WAY SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
32835

MLS ID:
A2266982

\$729,000



 **ZHI DE JIANG**
 (825) 986-5325

 **Royal LePage Benchmark**
 403-253-1901

 **607 Confluence Way SE, Calgary , Alberta T2G 1C3**

Transaction Type

For Sale

Days On Market

6

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.)

1079.87

Building Area (Sq. M.)

100.32

Inclusions

washer, dryer, stove, fridge, dishwasher

Restrictions

Board Approval

Reports

Floor Plans, Title

A rare opportunity to own a true Street-Front LIVE & WORK space in the heart of Calgary's vibrant East Village — steps from the Bow River and surrounded by high-density residential towers that bring unmatched daily visibility and customer traffic. The main level offers a fully Street-Facing commercial space with expansive glass frontage, high ceilings, and direct pedestrian access — perfect for a boutique retailer, wellness studio, café concept, or creative workspace seeking strong foot traffic and exposure in a rapidly growing downtown district. The upper level provides a flexible Residential Suite that seamlessly complements the ground-floor business. Whether used as your private residence, a work extension, or an income-generating rental, it delivers the ultimate convenience of living and operating under one roof. Residents and occupants enjoy access to premium building amenities including a well-equipped fitness center, a beautifully landscaped rooftop terrace with BBQ areas, and secure titled underground parking. Positioned directly across from the iconic Simmons Building and the scenic River Walk, this unique property blends lifestyle, functionality, and investment potential — a rare find that truly deserves to be yours. Also available for LEASE. Please contact the listing agent for more details.

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