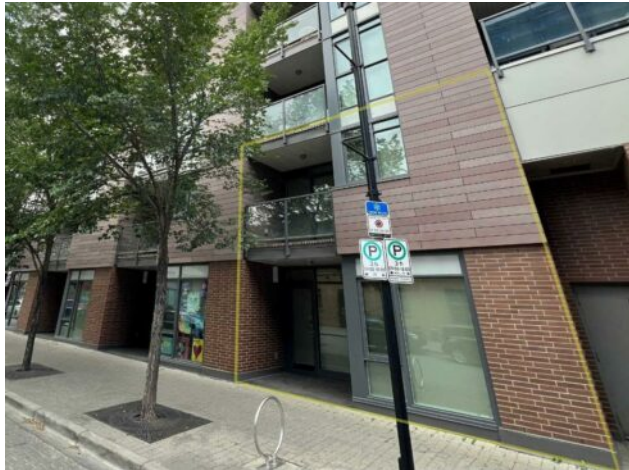


607 Confluence Way SE
Calgary, Alberta

MLS # A2159646



\$899,900

Division: Downtown East Village

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 0 sq.ft.

Zoning: CC-EMU

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: washer, dryer, stove, fridge, dishwasher

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.