

\$36,900 - 607 Confluence Way Se, Calgary

MLS® #A2271175

\$36,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Downtown East Village, Calgary, Alberta

Prime Mixed-Use Commercial Unit with High Foot Traffic. Discover this rare and versatile two-level commercial unit, perfectly positioned in a vibrant, high-density area surrounded by residential buildings in Downtown East Village. This property offers incredible street visibility and high foot traffic, making it an ideal location for a wide variety of business ventures.

This flexible space is open to many business types, subject to approval from the City of Calgary and the Condominium Board.

Property Highlights:

- Flexible Two-Level Layout: Use both floors for a comprehensive retail store, professional office, or studio, or explore a live/work configuration.
- Main Floor (Work/Retail): A huge, open-concept exhibition space perfect for a showroom, clinic, studio, or retail. This level also includes a convenient washroom and a laundry set.
- Upper Floor (Office/Residential): A fully functional suite complete with a full kitchen, a full bathroom, and a separate bedroom. This floor is ideal for private offices, consultation rooms, a staff area, or as a residential component.
- High-Exposure Location: Benefit from excellent street view and constant foot traffic from the river, with a built-in customer base from the many surrounding residences.

This is an exceptional opportunity to bring your



business vision to life in a flexible, high-exposure space. Contact today to schedule a viewing!

Built in 2015

Essential Information

MLS® #	A2271175
Price	\$36,900
Bathrooms	0.00
Acres	0.00
Year Built	2015
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	607 Confluence Way Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1C3

Amenities

Parking Spaces	2
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Additional Information

Date Listed	November 17th, 2025
Days on Market	3

Listing Details

Listing Office	Kirin Realty & Management Inc.
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