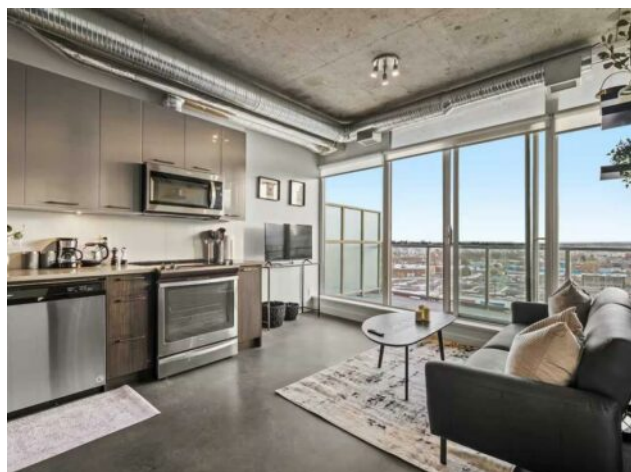


1307, 624 8 Avenue SE
Calgary, Alberta

MLS # A2257759



\$298,800

| | | | |
|------------------|------------------------------------|---------------|------------------|
| Division: | Downtown East Village | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 474 sq.ft. | Age: | 2018 (7 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | None | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Fan Coil, Forced Air, Natural Gas | Water: | - |
| Floors: | Concrete | Sewer: | - |
| Roof: | Rubber | Condo Fee: | \$ 342 |
| Basement: | - | LLD: | - |
| Exterior: | Composite Siding, Concrete, Metal Siding , Mixed | Zoning: | CC-EPR |
| Foundation: | - | Utilities: | - |
| Features: | High Ceilings, Open Floorplan, Stone Counters, Track Lighting | | |

Inclusions: None

Welcome to INK by Battistella—where modern design meets vibrant downtown living. Perfectly situated in the heart of East Village, this striking condo is not only ideal for professionals seeking a stylish urban retreat, but also an excellent opportunity for investors with short-term rental potential! Just steps from the City Hall LRT, Superstore, the award-winning Central Library, National Music Centre, Studio Bell, RiverWalk, and St. Patrick's Island, this is truly the best of Calgary at your doorstep. Inside, this sun-drenched south-facing residence showcases uninterrupted views of the Saddledome and Stampede Grounds through expansive floor-to-ceiling windows. The industrial loft-inspired design exudes sophistication with 9' exposed concrete ceilings, matte polished concrete floors, and central air conditioning for year-round comfort. The open-concept layout includes a versatile den/office (currently used as a bedroom), spacious primary bedroom, and a sleek 4-piece bathroom. The kitchen is a showpiece in itself, boasting quartz countertops, glossy metal upper cabinetry, premium hardware, and full-size stainless-steel appliances—seamlessly blending function and style. With in-suite laundry and a modern floorplan, this residence is perfectly tailored for the urban lifestyle. Whether you're seeking your own inner-city sanctuary or a high-performing investment, INK offers a rare opportunity to own in one of Calgary's most dynamic communities!