



**GRASSROOTS**  
REALTY GROUP

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1108, 624 8 Avenue SE  
Calgary, Alberta

MLS # A2241140



**\$360,000**

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | Downtown East Village              |        |                  |
| Type:     | Residential/High Rise (5+ stories) |        |                  |
| Style:    | Apartment-Single Level Unit        |        |                  |
| Size:     | 545 sq.ft.                         | Age:   | 2018 (7 yrs old) |
| Beds:     | 1                                  | Baths: | 1                |
| Garage:   | Underground                        |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |  |            |        |
|-------------|--|------------|--------|
| Heating:    | Forced Air                                       | Water:     | -      |
| Floors:     | Concrete   | Sewer:     | -      |
| Roof:       | Membrane   | Condo Fee: | \$ 483 |
| Basement:   | -  | LLD:       | -      |
| Exterior:   | Cement Fiber Board, Concrete                     | Zoning:    | CC-EPR |
| Foundation: | -  | Utilities: | -      |
| Features:   | No Smoking Home, Open Floorplan, Quartz Counters |            |        |

Inclusions: None

Whether you're a first-time buyer, investor, or downsizer chasing the ultimate urban lifestyle, this 2-BED, 1-BATH CORNER UNIT at INK by Battistella in Calgary's vibrant East Village is loaded with bold design, smart layout, and unbeatable potential. Set on the 11th floor and quietly tucked at the end of the hall, this PET-FRIENDLY, SHORT-TERM RENTAL APPROVED, BUILTGREEN-certified home features industrial-chic style with polished concrete floors, exposed ductwork, and soaring 9.5' windows flooding the space with natural light. Enjoy a sleek kitchen with quartz counters, high-gloss cabinetry, and stainless-steel appliances, flowing into a bright open living space. Two well-separated bedrooms offer flexibility for roommates, guests, or a home office, served by a modern 4-piece bath. Step out to a wrap-around balcony with sweeping south-facing views of the Calgary Tower, Stampede Grounds, and downtown skyline—your private spot for coffee, sunsets, and fireworks during Stampede! Extras include in-suite laundry, titled underground parking, storage locker, and amenities like a rooftop patio, penthouse rec room, bike garage, visitor parking, and a pet wash station. Walk to the C-Train, Studio Bell, Superstore, cafes, parks, the Saddledome, and Bow River pathways. This is your chance to live or invest in one of Calgary's most dynamic downtown communities. Book a showing today!