## 1307, 624 8 Avenue SE
## Calgary, Alberta

**MLS # A2257759**



# $298,800

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|---|---|
| **Division:** | Downtown East Village |
| **Type:** | Residential/High Rise (5+ stories) |
| **Style:** | Apartment-Single Level Unit |

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| **Size:** | 474 sq.ft. | **Age:** | 2018 (7 yrs old) |
| **Beds:** | 1 | **Baths:** | 1 |

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|---|---|
| **Garage:** | None |
| **Lot Size:** | - |
| **Lot Feat:** | - |

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| **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&mdash;where modern design meets vibrant downtown living. Perfectly situated in the heart of East Village, this striking condo is ideal for first home owners and professionals seeking a stylish urban retreat! Just steps from the City Hall LRT, Superstore, the award-winning Central Library, National Music Centre, Studio Bell, RiverWalk, and St. Patrick&rsquo;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&rsquo; 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&mdash;seamlessly blending function and style. With in-suite laundry and a modern floorplan, this residence is perfectly tailored for the urban lifestyle. Whether you&rsquo;re seeking your own inner-city sanctuary or a rental investment, INK offers a rare opportunity to own in one of Calgary&rsquo;s most dynamic communities!