



GRASSROOTS
REALTY GROUP

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1108, 624 8 Avenue SE
Calgary, Alberta

MLS # A2266928



\$355,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	535 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	-	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

Experience modern city living at its best in this stylish 2-bedroom, 1-bath corner unit at INK by Battistella, perfectly positioned in Calgary's vibrant East Village. Whether you're a first-time buyer, a savvy investor, or a downsizer, this home delivers the perfect blend of bold design, intelligent functionality and unbeatable location. Perched on the 11th floor and quietly set at the end of the hall, this pet-friendly, short-term rental approved condo showcases an industrial-chic aesthetic with polished concrete floors, exposed ductwork, and soaring 9.5' windows that fill the space with natural light. The sleek kitchen features quartz countertops, high-gloss cabinetry, and stainless-steel appliances, opening seamlessly into a bright, open living area that's perfect for entertaining or relaxing. Two well-separated bedrooms offer versatility for a roommate setup, guest room, or home office, while the modern 4-piece bath adds a touch of everyday luxury. Step out onto your wrap-around balcony to take in breathtaking south-facing views of the Calgary Tower, Stampede Grounds, and downtown skyline—an ideal backdrop for morning coffee, evening sunsets, and Stampede fireworks. Additional perks include in-suite laundry, titled underground parking, storage locker, and impressive building amenities such as a rooftop patio, penthouse recreation room, bike storage, visitor parking, and a pet wash station. From your doorstep, enjoy easy access to the C-Train, Studio Bell, Superstore, caf  s, parks, the Saddledome, and the Bow River pathways. This is your opportunity to live or invest in one of Calgary's most dynamic and walkable urban communities.