



**705, 624 8 Avenue SE**  
**Calgary, Alberta**

**MLS # A2133482**



**\$299,900**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	424 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	None		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Concrete	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 273
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding	<b>Zoning:</b>	CC-EPR
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters		

**Inclusions:** All furniture can be included. Couch, coffee table, bar stools, bed, desk etc.

Welcome to this stunning fully furnished one bedroom, one bathroom condo located in the heart of downtown's East Village! This open and bright unit features 10 ft ceilings, sleek polished concrete floors and floor-to-ceiling windows overlooking Fort Calgary and the Bow River. The kitchen has stainless steel appliances and quartz countertops, along with an island for extra cooking space. Spend your time on your beautiful balcony with a gas hookup for BBQ and gorgeous views! In-suite laundry, a good size bedroom and 4-piece bathroom complete this unit. The InK by Battistella building includes additional amenities like a car/bike wash bay and bike storage. Head up to the rooftop patio to take in panoramic views, hangout in the party room and play some ping pong, or head to the sidewalk and take in all the East Village has to offer - shopping, restaurants, gyms and the river! Everything you need is close by, including the LRT station, Superstore, the Saddledome, the Calgary Zoo, Inglewood and steps to work downtown! All furniture can be included. Couch, coffee table, bar stools, bed, desk etc..