



**807, 624 8 Avenue SE
Calgary, Alberta**

MLS # A2137199



\$369,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	494 sq.ft.	Age:	2018 (6 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Forced Air, Natural Gas
Floors:	Concrete
Roof:	Membrane
Basement:	-
Exterior:	Concrete, Mixed
Foundation:	Poured Concrete
Features:	Open Floorplan, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 406
LLD:	-
Zoning:	CC-EPR
Utilities:	-

Inclusions: N/A

This is the INK unit you've been waiting for! With a DEN that fits a single bed and desk; a large south facing balcony with views of the Stampede grounds, downtown and the Bow River; a titled parking stall close to the elevator lobby; and a storage locker just steps away. *** The distinctive INK building is SHORT TERM RENTAL friendly, and PET FRIENDLY. Located in the master-planned East Village neighbourhood, the location offers a truly walkable lifestyle with shopping, dining, entertainment, and transit all within a couple of blocks. Walk to the Saddledome or downtown in minutes and enjoy having the Bow River pathway right on your doorstep for walking/running/cycling. There's an array of public spaces in this vibrant community including a fenced off-leash dog park, community gardens, basketball court, pickleball court (fall 2024), and St Patrick's island.*** The Battistella buildings stand the test of time with their contemporary exterior and interior design and this unit is no exception. This one bed and den layout offers modern open plan living with loft style concrete floors and exposed concrete ceilings. The unit is bathed in light with the floor-to-ceiling wall-to-wall windows and there are custom roller blinds along with the privacy of not looking into a neighbouring building. The spacious south facing deck runs the whole width of the unit and provides views toward the Stampede grounds (great for the Stampede fireworks!), views of downtown providing a cityscape backdrop day and night, and views towards Inglewood and the Bow River. The sleek kitchen features modern cabinetry, quartz counters and stainless-steel appliances. The bedroom, with a wall of windows and smart closet organization, is both bright and functional. The den would work well as an office or as a casual guest space. The bathroom provides plenty of storage with

a floating vanity including drawers and matching medicine cabinet. *** Amenities in the building include a bike room with plenty of bike racks and communal tool workstation for keeping your bike tuned up and ready to roll, a pet/bike wash, a penthouse level amenity room and rooftop patio complete with a cozy fireplace and built-in seating. There is also convenient visitor parking. *** Units like this are a rare find at INK. This unit would suit a range of buyers: young and old, for investment or to live in. Come check out this amazing unit and make this your right move!