



GRASSROOTS
REALTY GROUP

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908, 624 8 Avenue SE
Calgary, Alberta

MLS # A2209997



\$380,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	558 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	1
Garage:	Enclosed, Heated Garage, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 493
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	CC-EPR
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings		

Inclusions: Fully Furnished - All goods in the unit are included.

Welcome to INK by award-winning developer Battistella, located in the heart of Calgary's vibrant East Village. This freshly painted, fully furnished 2-bedroom, 1-bathroom corner unit is a rare find in a short-term rental-friendly building, offering the perfect opportunity for investors or flexible city living. This unit features brand new in-suite washer & dryer, floor-to-ceiling windows, 9 ft ceilings, and durable polished concrete floors throughout. The kitchen is equipped with stainless steel appliances, quartz countertops, and oversized upper cabinets, while the functional layout offers separation between bedrooms and a spacious 4-piece bathroom. Step out onto your impressive wraparound balcony and enjoy expansive views of the Calgary skyline - perfect for morning coffee or evening sunsets. Residents enjoy access to a rooftop patio with a gas fireplace, a 15th-floor social and games room, and bike storage with a wash bay and air pump. Located steps from the Saddledome, Studio Bell, Central Library, C-train, and the river pathway system. This turnkey suite with immediate possession available checks all the boxes—modern living, prime location, and short-term rental potential.