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807, 624 8 Avenue SE  
Calgary, Alberta

MLS # A2200368



**\$367,900**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	494 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Forced Air, Natural Gas

**Floors:** Concrete

**Roof:** Membrane

**Basement:** -

**Exterior:** Concrete, Mixed

**Foundation:** Poured Concrete

**Features:** High Ceilings, Open Floorplan, Quartz Counters

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 447

**LLD:** -

**Zoning:** CC-EPR

**Utilities:** -

**Inclusions:** N/A

PRIME INVESTMENT OPPORTUNITY in Short-Term Rental Friendly INK by Battistella! \*\*\* Discover the perfect blend of modern urban living and investment potential in this TWO BEDROOM loft-style condo with TITLED UNDERGROUND PARKING and a SEPARATE STORAGE LOCKER. Located in the heart of East Village, one of Calgary's most vibrant inner-city communities, this unit offers an unbeatable walkable lifestyle—with shopping, dining, entertainment, and transit all just steps away!\*\*\* Step inside and be impressed by the stylish, industrial-chic design featuring polished concrete floors, tall exposed concrete ceilings, and floor-to-ceiling, wall-to-wall windows that flood the space with natural light. The open-concept layout offers plenty of room for living and dining, while the sleek kitchen boasts modern cabinetry, quartz countertops, and stainless steel appliances. Enjoy breathtaking south-facing views from your large private balcony, overlooking the Stampede Grounds—perfect for catching the fireworks! The stunning downtown skyline and Bow River complete the picture, offering a dynamic backdrop day and night. The primary bedroom is bright and functional, while the second bedroom—with its clever barn door—works beautifully as a guest room or home office. The modern bathroom features a floating vanity with storage drawers and a matching medicine cabinet, maximizing space and style. A laundry/storage closet in the entryway keeps everything organized. This unit also includes a conveniently located titled parking stall and a separate storage locker, both just steps from the elevator for added ease.\*\*\* INK by Battistella is a PET-FRIENDLY, well-managed building with fantastic amenities, including: A penthouse-level lounge and rooftop patio with a cozy fireplace and built-in seating; A bike room with ample racks

and a communal tool workstation; A pet/bike wash station; And visitor parking.\*\*\* Living in East Village means having an array of public spaces right at your doorstep, including an off-leash dog park, community gardens, basketball and pickleball courts, playgrounds, and St. Patrick's Island. Plus, you can walk to the Saddledome or downtown in minutes and enjoy the Bow River pathways for walking, running, and cycling.\*\*\* This is a fantastic opportunity for investors, first-time buyers, or those looking for an exciting urban lifestyle! Don't miss out—contact your favourite Realtor today to book your private showing!