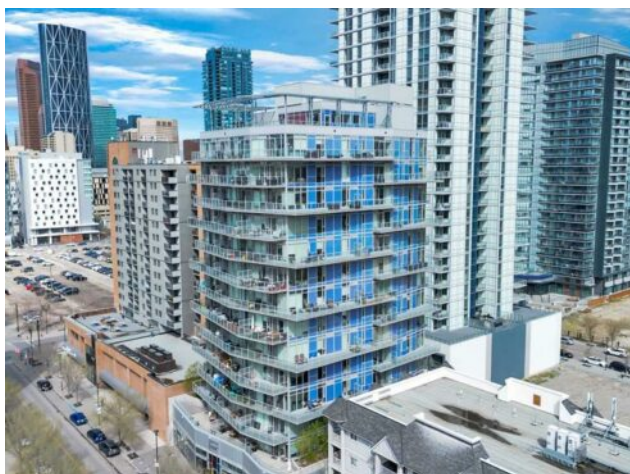


203, 624 8 Avenue SE  
Calgary, Alberta

MLS # A2216604



# \$269,900

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	429 sq.ft.	Age:	2018 (7 yrs old)
Beds:	1	Baths:	1
Garage:	None, Other, Parkade, See Remarks, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	-	Condo Fee:	\$ 302
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-EPR
Foundation:	-	Utilities:	-
Features:	Elevator, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Stone Counters, Storage		

Inclusions: N/A

Welcome to unit #203 in INK by Battistella, a stylish 1 bedroom, 1 bathroom condo located in the heart of Calgary's trendy Downtown East Village. This 429 square foot unit boasts modern finishes including quartz countertops, stainless steel appliances, floor-to-ceiling windows, concrete floors, and in-suite laundry and storage. Rare highlights of this unit are the humongous 266 square foot private patio—perfect for outdoor entertaining or relaxing, and an assigned storage locker (located in a secured room in the underground parkade). The building is both pet-friendly and Airbnb/short-term rental friendly, making it ideal for investors or urban dwellers alike. Residents enjoy top-tier amenities such as a secured underground parkade (with rentable stalls for residents, and visitor parking), bicycle storage room and wash station, a pet wash, a communal rooftop patio with outdoor fireplace, with an amenity/party room with stunning city views. Stay cool year-round with air conditioning, and enjoy the convenience of a low-maintenance lifestyle with affordable condo fees that cover heat, water, and waste-water utilities. Just steps from all amenities: restaurants, shops, river pathways, etc. -this is downtown living at its best. Don't miss out—call today!