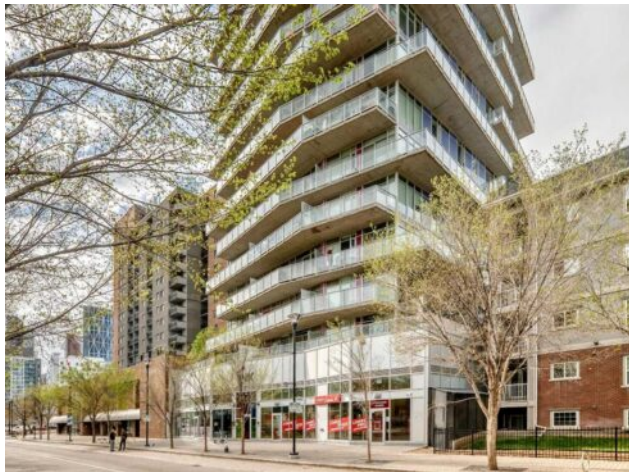


1304, 624 8 Avenue SE
Calgary, Alberta

MLS # A2311610



\$395,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	673 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	-	Condo Fee:	\$ 596
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	CC-EPR
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Turn-key and fully furnished investment opportunity in the sought-after INK building, perfectly located in the heart of Calgary's dynamic East Village. This stylish 2-bedroom, 2-bathroom condo offers spectacular wraparound views of the Bow River and historic Fort Calgary from the expansive balcony, creating the perfect backdrop for urban living. Thoughtfully designed with a bright open-concept layout, this unit is filled with natural light and showcases contemporary finishes and modern décor throughout. Offering just under 700 sq.ft. of functional living space, it is ideal for investors, professionals, or anyone seeking a vibrant downtown lifestyle. Residents will enjoy unbeatable access to river pathways, parks, shopping, transit, grocery stores, restaurants, and Calgary's top downtown amenities, all just steps away. The unit also includes one titled underground parking stall in the secure parkade. INK residents have exclusive access to outstanding building amenities including a rooftop patio with panoramic city views and a games/social room, perfect for relaxing or entertaining. Don't miss this exceptional opportunity to own in one of Calgary's most exciting and walkable communities.