505, 624 8 Avenue SE
Calgary, Alberta

MLS # A2213682

$269,900

Division:	Downtown East Village
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Single Level Unit

Size:	411 sq.ft.	**Age:**	2018 (7 yrs old)
Beds:	1	**Baths:**	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	**Water:**	-
Floors:	Concrete	**Sewer:**	-
Roof:	Flat Torch Membrane	**Condo Fee:**	$ 302
Basement:	-	**LLD:**	-
Exterior:	Concrete	**Zoning:**	CC-EPR
Foundation:	-	**Utilities:**	-

Features: Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters

Inclusions: None

INK! Your inner-city adventure begins here in this trendy upscale building built by award-winning Battistella developments! This stunning 1-bedroom condo is in the heart of downtown, situated on the 5th floor with great views of the Bow River, Fort Calgary and the urban landscape. This east-facing unit is drenched in light and blends industrial chic with modern comfort. Unique polished concrete floors and ceilings add a stylish edge, while the thoughtfully selected finishes create a warm and inviting atmosphere. Step out onto the expansive balcony to soak in the downtown energy, whether you're sipping your morning coffee or entertaining friends. Convenience is at your fingertips to explore the city's top restaurants, shops, and parks—all within walking distance. The INK building is designed to elevate your lifestyle with features such as a spacious common amenities area, a ping pong table, and a large rooftop patio featuring cozy fireplaces and ample seating for large gatherings. Whether you're a professional seeking the dynamic downtown lifestyle or an investor interested in adding to your short-term rental portfolio, this condo checks all the boxes. Bicycle storage is complete with an air pump and repair rack. This pet-friendly building also has a dog wash, underground visitor parking, and parking stalls available for rent, subject to availability. This is a very affordable opportunity to own or to hold as a great investment.