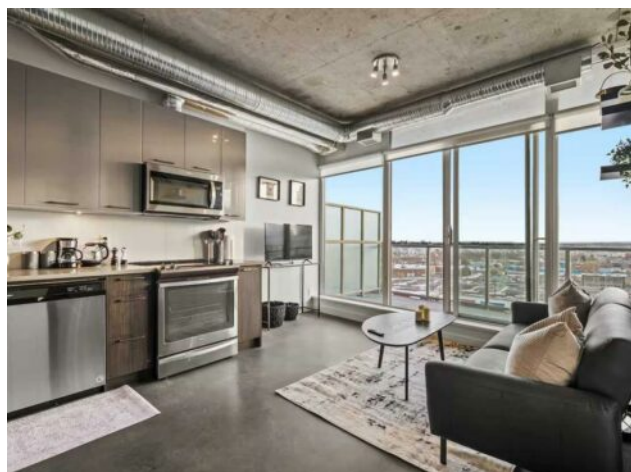


1307, 624 8 Avenue SE
Calgary, Alberta

MLS # A2257759



\$298,800

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	474 sq.ft.	Age:	2018 (7 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Forced Air, Natural Gas	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 342
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Metal Siding , Mixed	Zoning:	CC-EPR
Foundation:	-	Utilities:	-
Features:	High Ceilings, Open Floorplan, Stone Counters, Track Lighting		

Inclusions: None

Welcome to INK by Battistella—where modern design meets vibrant downtown living. Perfectly situated in the heart of East Village, this striking condo is not only ideal for professionals seeking a stylish urban retreat, but also an excellent opportunity for investors with short-term rental potential! Just steps from the City Hall LRT, Superstore, the award-winning Central Library, National Music Centre, Studio Bell, RiverWalk, and St. Patrick's Island, this is truly the best of Calgary at your doorstep. Inside, this sun-drenched south-facing residence showcases uninterrupted views of the Saddledome and Stampede Grounds through expansive floor-to-ceiling windows. The industrial loft-inspired design exudes sophistication with 9' exposed concrete ceilings, matte polished concrete floors, and central air conditioning for year-round comfort. The open-concept layout includes a versatile den/office (currently used as a bedroom), spacious primary bedroom, and a sleek 4-piece bathroom. The kitchen is a showpiece in itself, boasting quartz countertops, glossy metal upper cabinetry, premium hardware, and full-size stainless-steel appliances—seamlessly blending function and style. With in-suite laundry and a modern floorplan, this residence is perfectly tailored for the urban lifestyle. Whether you're seeking your own inner-city sanctuary or a high-performing investment, INK offers a rare opportunity to own in one of Calgary's most dynamic communities!