

203, 624 8 Avenue SE
Calgary, Alberta

MLS # A2216604

\$269,900

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|-----------|--|--------|------------------|
| 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!