



THE
A-TEAM

**RE/MAX
FIRST**

624 8 Avenue #607, Calgary T2G 1S7

MLS® #: **A2118324**

Area: **Downtown East
Village**

Listing Date: **04/08/24**

List Price: **\$315,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 04-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment**
Sub Type: **Calgary**
City/Town: **2018**

Lot Information

Year Built:
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **493**
Low Sqft:
Ttl Sqft: **493**

DOM

41
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **0**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Off Street**

Utilities and Features

Roof:
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony, BBQ gas line**

Construction: **Concrete**
Flooring: **Concrete**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**
Int Feat: **High Ceilings, Open Floorplan, Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	7`7" x 4`10"	Bedroom - Primary	Main	8`9" x 11`8"
Kitchen	Main	12`3" x 13`3"	Living Room	Main	12`10" x 13`3"
Den	Main	8`9" x 6`10"			

Legal/Tax/Financial

Condo Fee:
\$310

Title: **Fee Simple**
Fee Freq:

Zoning: **CC-EPR**

Legal Desc:	1811769	Monthly	Remarks
Pub Rmks:	Rare opportunity to live or invest in the popular INK building! It's the perfect combination of fantastic location and modern luxury. Minutes to the trendy East Village restaurants and shops, the Bow River, down town, Inglewood and the Saddledome. You'll be wowed by the unobstructed views from the large, south facing balcony. Or relax in the living room and bedroom to enjoy the views through your floor to ceiling windows. This popular open concept floor plan has a good sized bedroom and a den, in-suite laundry, concrete floors, stylish quartz counter tops and stainless steel appliances. When looking to entertain or simply to enjoy a fire and city views, move on up to the 15th floor roof top patio and games room. Possibly the best features of this unit are the low condo fees and current ability to rent as an AirBnB!		
Inclusions:	N/A		
Property Listed By:	Power Properties		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





