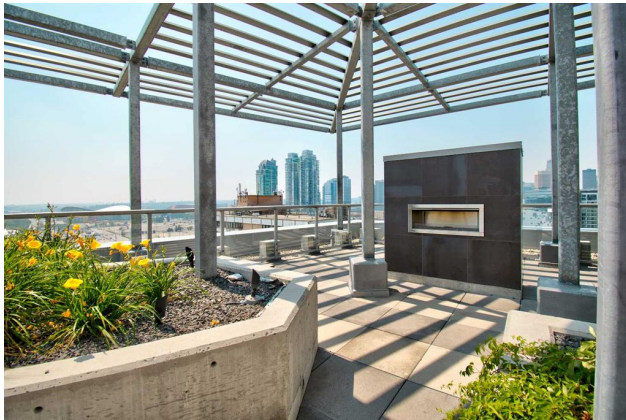


624 8 Avenue #1206, Calgary T2G 0M3

MLS® #: **A2151309** Area: **Downtown East Village** Listing Date: **07/25/24** List Price: **\$440,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **615**
 Low Sqft:
 Ttl Sqft: **615**

Heated Garage, Parkade, Secured, See Remarks, Titled, Underground

DOM

53
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Built-in Features, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Storage, Track Lighting**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`2" x 9`1"	Kitchen	Main	11`8" x 8`6"
Bedroom - Primary	Main	10`6" x 8`9"	3pc Ensuite bath	Main	8`8" x 4`11"
Bedroom	Main	8`10" x 8`8"	4pc Bathroom	Main	7`10" x 4`11"
Foyer	Main	7`0" x 4`2"	Laundry	Main	5`9" x 3`1"

Legal/Tax/Financial

Condo Fee: **\$472** Title: **Fee Simple** Zoning: **CC-EPR**

Fee Freq:
Monthly

Legal Desc: **1811769**

Remarks

Pub Rmks: **Prepare to be impressed by this wonderful unit at INK by Battistella in the heart of trendy East Village! This 2 bedroom and 2 bathroom includes unobstructed views to the east and south as far as the eye can see. Inside boasts an industrial feel without losing the focus of an ultra modern design. The floor plan provides a good division between the 2 bedrooms. The primary bedroom includes a 3 piece ensuite while the 4 piece bathroom is right beside the second bedroom. Both bathrooms have quartz countertops. Kitchen has a tasteful combination of grey cabinets, quality stainless steel appliances, quartz countertops, and overlooks the living area, which invites maximum natural lighting and views of the Bow River, Fort Calgary, Saddledome and portions of downtown. Concrete flooring, high ceilings, floor to ceiling windows dominate. Other features include titled underground parking, assigned out of unit storage, and main level bike storage with wash bay. Rooftop terrace with garden and fireplace and party room are icing on the cake. Steps to the Bow River path system, all types of shopping, the downtown core and Saddledome. From the common area right through this condo unit, you may be impressed to the point that you will want to make this your next home. Show and sell.**

Inclusions: **N/A**
Property Listed By: **RE/MAX House of Real Estate**

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