



THE
A-TEAM

**RE/MAX
FIRST**

624 8 Avenue #808, Calgary T2G 1S7

MLS® #: **A2156586** Area: **Downtown East Village** Listing Date: **08/09/24** List Price: **\$389,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **536**
 Low Sqft:
 Ttl Sqft: **536**

Titled, Underground

DOM

40
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

Construction: **Concrete, Metal Siding, Mixed**
 Flooring: **Concrete**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Microwave Hood Fan, Range, Refrigerator, Washer**
 Int Feat: **Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	10`4" x 9`6"	Bedroom	Main	11`8" x 7`4"
4pc Bathroom	Main	8`3" x 5`0"	Kitchen	Main	12`0" x 7`9"
Living Room	Main	11`6" x 7`7"	Foyer	Main	11`9" x 3`8"

Legal/Tax/Financial

Condo Fee: **\$438** Title: **Fee Simple** Zoning: **CC-EPR**
 Fee Freq: **Monthly**

Legal Desc: **1811769**

Remarks

Pub Rmks: **Lucky for you this 2 BED corner unit is AirBnB friendly, and the furniture can be included. This 8th floor unit on the southwest corner with views of downtown and the stampede grounds, includes a titled PARKING STALL and STORAGE LOCKER. This loft-style unit with exposed ceilings, easy to maintain concrete floors, and quartz counters, will stand the test of time. The walls of windows offer views day and night. And the spacious balcony, with gas line for a bbq, is the perfect place to watch the Stampede fireworks or relax on summer evenings. Located in the INK building in East Village, this unique building has a useful amenities such as a large bike storage room with bike/pet wash, a rooftop recreation room, and an amazing roof top patio with fireplace. A convenient downtown location means walking to work and transit is easy-peasy. The Bow River pathway, Studio Bell, and the award-winning Central Library are a stones throw away. The East Village neighbourhood offers a popular community garden, fun dog park, playground, St-Patricks' Island park, and an array of cafes, restaurants, shops, and a supermarket. Access to the pathway system provides the perfect place for walking, running and biking for the ultimate active lifestyle. This unit would suit anyone looking for a maintenance free lifestyle in an happening urban location. Come and check it out and see why this is a smart move for you!**

Inclusions: **Closet organizer in entry closet. Built-in cabinets in 2nd bedroom.**

Property Listed By: **2% Realty**

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