

624 8 Avenue #1008, Calgary T2G 1S7

MLS® #: **A2180382** Area: **Downtown East Village** Listing Date: **11/21/24** List Price: **\$384,900**
 Status: **Active** County: **Calgary** Change: **-\$5k, 11-Dec** 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:

Finished Floor Area
 Abv Sqft: **538**
 Low Sqft:
 Ttl Sqft: **538**

DOM
30
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**
Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Other Parkade, Underground**

Utilities and Features

Roof: **Membrane**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Concrete, Mixed**
 Flooring: **Concrete**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **High Ceilings, Stone Counters, Track Lighting**
 Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee: **\$483** Title: **Fee Simple** Zoning: **CC-EPR**

Fee Freq:
Monthly

Legal Desc: **1811769**

Remarks

Pub Rmks: **Experience urban living at its best in the heart of Downtown Calgary! Welcome to this stunning 2-bedroom condo in the popular INK building, perfectly positioned on the 10th floor to showcase breathtaking south-facing views of the Calgary Tower, Scotiabank Saddledome, and the vibrant downtown skyline. This corner unit is bathed in natural sunlight, blending industrial chic with modern comfort. Polished concrete floors and ceilings add a stylish edge, while the thoughtfully selected finishes create a warm and inviting atmosphere. Step out onto the expansive 100 sq. ft. balcony to soak in the downtown energy, whether you're sipping your morning coffee or entertaining friends. Convenience is at your fingertips with an underground parking stall, or leave your car behind and explore the city's top restaurants, shops, and parks—all within walking distance. The INK building is designed to elevate your lifestyle with amenities like a spacious, common amenities area, a ping pong table, and a large rooftop patio featuring cozy fireplaces and ample seating for gatherings. Whether you're a professional seeking the dynamic downtown lifestyle or an investor interested in adding to your short-term rental portfolio, this condo checks all of the boxes. Contact your favorite Realtor to schedule a private viewing today!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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







