



THE
A-TEAM

**RE/MAX
FIRST**

624 8 Avenue #1008, Calgary T2G 1S7

MLS® #: **A2188486**

Area: **Downtown East
Village**

Listing Date: **01/21/25**

List Price: **\$375,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment
Calgary
2018**

Lot Information

Lot Sz Ar:
Lot Shape:

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

DOM

0

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Other**
Park Feat: **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: **Welcome to your urban oasis! This stunning 2-BEDROOM condo is in the heart of downtown, situated on ONE OF THE TOP FLOORS in the most sought after corner of the building which showcases sightlines of the Calgary Tower, Scotiabank Saddledome, and the vibrant Calgary skyline. This SOUTH-WEST FACING CORNER unit has no shortage of NATURAL SUNLIGHT and blends industrial chic with modern comfort. Unique, 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 100SF 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 features such a spacious, common AMENITIES AREA, a PING PONG TABLE, and a large ROOFTOP PATIO featuring COZY FIREPLACES and ample seating for large 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







