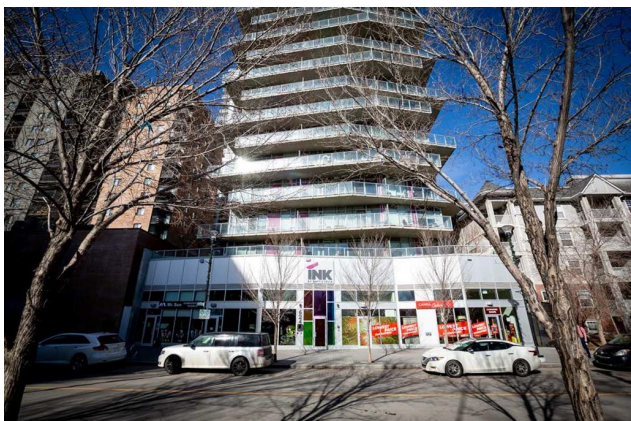


624 8 Avenue #1208, Calgary T2G 1S7

MLS® #: **A2200734** Area: **Downtown East Village** Listing Date: **03/13/25** List Price: **\$385,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Calgary**
 City/Town: **2018**
 Year Built:
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **540**
 Low Sqft:
 Ttl Sqft: **540**

DOM

31
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Parkade**

Utilities and Features

Roof:
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **High Ceilings, No Animal Home, No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	10`3" x 9`10"	Bedroom	Main	11`6" x 7`1"
Living/Dining Room Combination	Main	9`8" x 8`5"	Kitchen	Main	12`10" x 3`0"
4pc Bathroom	Main		Laundry	Main	2`7" x 5`7"

Legal/Tax/Financial

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

Legal Desc:

1811769

Monthly

Remarks

Pub Rmks:

Immediate Possession Available Enjoy the beautiful down town views from this wonderful 12th floor corner unit apartment. This 2 bed 1 bath condo is perfect for downtown living or for investors looking for short/long term rental options. With shopping, transit, and great restaurants near by it has something to suit every lifestyle. The unit has a modern/industrial aesthetic with exposed cement ceiling, ducting, and a polished cement floor. In the kitchen you'll find beautiful quartz countertops and full sized appliances. Floor to ceiling windows provide great natural light and stunning views of downtown and the Stampede grounds. The 2 bedrooms make this a great option for investors or the second bedroom would be the perfect home office for those who work or study from home. The INK building also has many great community spaces for you to enjoy. The roof top level has a recreational area with a ping pong table and additional seating. There is also access to a roof top patio with fire place, seating, and more exceptional city views. Other amenities in the pet friendly building include bike storage, bike/pet wash, and titled underground parking. If you enjoy fresh air and being active the community of East Village also has many great features right at your door step. These include walking/bike paths along the bow, community gardens, dog parks, and much more to explore. Don't miss out on this great opportunity to live the downtown life you've always wanted.

Inclusions:

N/A

Property Listed By:

RE/MAX ACA Realty

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



