

309, 624 8 Avenue SE
Calgary, Alberta

MLS # A2299668



\$189,000

Division:	Downtown East Village		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	368 sq.ft.	Age:	2018 (8 yrs old)
Beds:	-	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	-	Condo Fee:	\$ 274
Basement:	-	LLD:	-
Exterior:	Concrete, Glass, Mixed	Zoning:	CC-EPR
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

This thoughtfully designed studio at INK by Batistella offers a smart, efficient layout that truly has everything you need for comfortable urban living. Polished concrete floors and floor-to-ceiling windows give it that signature loft feel, while the West facing exposure brings in natural light and views of the Calgary Tower. Enhanced by 9' ceilings, the kitchen is finished with quartz countertops, stainless steel appliances, and plenty of cabinetry, all flowing seamlessly into the main living space. In-suite laundry and A/C add everyday convenience. INK is a well-known building for its cool, industrial design and strong community feel. The rooftop patio is a highlight, complete with a fireplace, perfect for relaxing, hosting friends, or catching the Calgary Stampede fireworks in the summer. The building also features a large main floor bike storage area with a repair station, as well as a fully equipped dog wash. Low condo fees keep ownership simple and efficient. The location is what really sets this apart. You can walk to work downtown, head out to the river pathways, grab coffee or dinner in East Village, and easily get to transit. Stampede Park, concerts, and the future Scotia Place event centre are all just minutes away, putting you right in the middle of Calgary's entertainment district. A great opportunity to own a stylish, low-maintenance space in one of Calgary's most connected and evolving neighbourhoods.