

# \$366,975 - 1108, 624 8 Avenue Se, Calgary

MLS® #A2210019

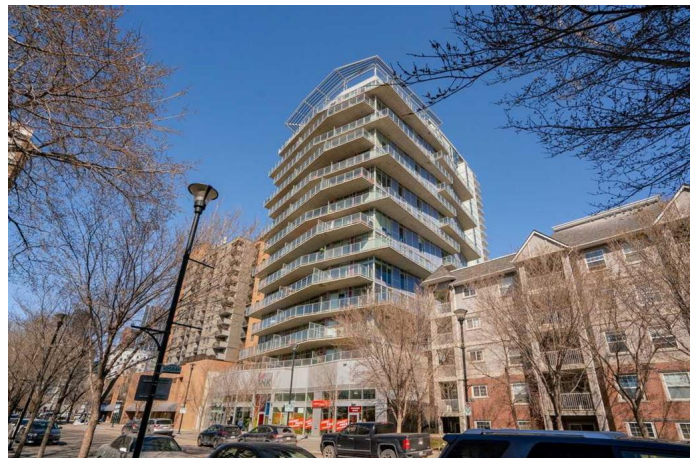
**\$366,975**

2 Bedroom, 1.00 Bathroom, 525 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

If you're a first-time buyer, savvy investor, or downsizer seeking the ultimate urban life, this 2-BED, 1-BATH CORNER UNIT at INK, by award-winning developer Battistella, is loaded with standout style, unbeatable location, and endless potential. Set in Calgary's vibrant East Village, this trendy, PET-FRIENDLY, SHORT-TERM RENTAL APPROVED, BUILTGREEN certified condo is industrial chic with polished concrete floors and ceilings, exposed ductwork, and soaring 9.5' floor-to-ceiling windows that flood the space with sunlight. Set on the 11th floor, tucked at the end of the hallway, the home welcomes you to a functional and striking open-concept layout. The modern, sleek kitchen boasts quartz countertops, high-gloss cabinetry, and stainless-steel appliances that seamlessly flow into a bright living area. Two well-sized bedrooms are strategically placed for maximum privacy, perfect for roommates, guests, or a home office, serviced by a full 4-piece bathroom. Step onto an expansive 244 SQ. FT. WRAP-AROUND BALCONY and take in breathtaking SOUTH-FACING views of the Calgary Tower, Stampede Grounds, and downtown skyline, perfect for morning coffee or tea, sunset BBQs, and your own front-row balcony seats to kick up your boots for live Stampede concerts and fireworks lighting up the summer sky. Whether for personal enjoyment or as a rental draw, this standout feature makes it a hot-ticket asset for appeal and generating strong rental income.



Additional highlights include convenient IN-SUITE LAUNDRY, SECURE TITLED UNDERGROUND PARKING STALL, and a SEPARATE STORAGE LOCKER, plus access to top amenities: penthouse-level rec room, rooftop patio with fireplace, pet wash station, fully-equipped bike garage, and visitor parking. Set in one of Calgary's most walkable and creative communities, you're steps from the C-Train, City Hall, Studio Bell, Superstore, dining, and more. Enjoy nearby public spaces like an off-leash dog park, community gardens, basketball and pickleball courts, playgrounds, and St. Patrick's Island. Minutes to the Saddledome and Bow River pathways for walking, running, and cycling, this is your moment to live or invest in vibrant downtown. Book your showing today!

Built in 2018

### Essential Information

MLS® #	A2210019
Price	\$366,975
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	525
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1108, 624 8 Avenue Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2G 1S7

### Amenities

Amenities	Bicycle Storage, Elevator(s), Recreation Room, Roof Deck, Visitor Parking, Garbage Chute
Parking Spaces	1
Parking	Heated Garage, Titled, Underground
# of Garages	1

### Interior

Interior Features	No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
# of Stories	15

### Exterior

Exterior Features	Balcony
Roof	Membrane
Construction	Concrete, Metal Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 14th, 2025
Days on Market	23
Zoning	CC-EPR

### Listing Details

Listing Office	Zolo Realty
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