

# \$269,900 - 203, 624 8 Avenue Se, Calgary

MLS® #A2216604

## \$269,900

1 Bedroom, 1.00 Bathroom, 429 sqft

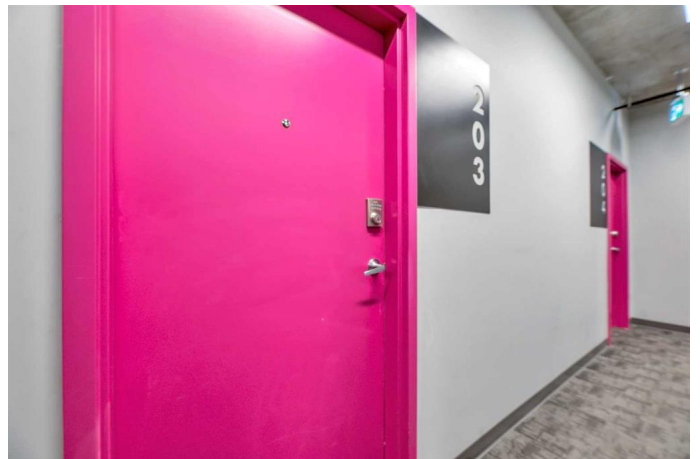
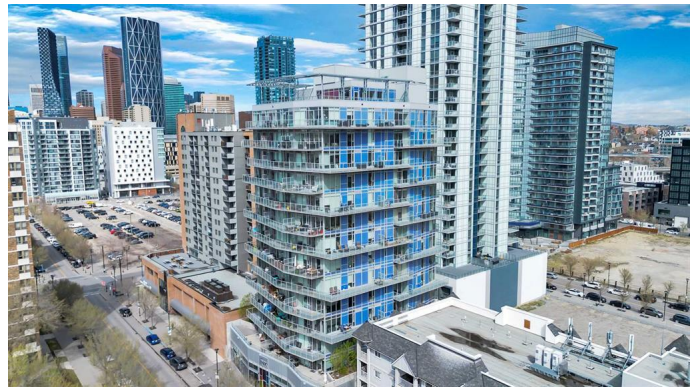
Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Welcome to unit #203 in INK by Battistella, a stylish 1 bedroom, 1 bathroom condo located in the heart of Calgary's trendy Downtown East Village. This 429 square foot unit boasts modern finishes including quartz countertops, stainless steel appliances, floor-to-ceiling windows, concrete floors, and in-suite laundry and storage. Rare highlights of this unit are the humongous 266 square foot private patio—perfect for outdoor entertaining or relaxing, and an assigned storage locker (located in a secured room in the underground parkade). The building is both pet-friendly and Airbnb/short-term rental friendly, making it ideal for investors or urban dwellers alike. Residents enjoy top-tier amenities such as a secured underground parkade (with rentable stalls for residents, and visitor parking), bicycle storage room and wash station, a pet wash, a communal rooftop patio with outdoor fireplace, with an amenity/party room with stunning city views. Stay cool year-round with air conditioning, and enjoy the convenience of a low-maintenance lifestyle with affordable condo fees that cover heat, water, and waste-water utilities. Just steps from all amenities: restaurants, shops, river pathways, etc. -this is downtown living at its best. Don't miss out—call today!

Built in 2018

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2216604          |
| Price          | \$269,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 429               |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 203, 624 8 Avenue Se  |
| Subdivision | Downtown East Village |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2G 1S7               |

### Amenities

|           |                                                                                                              |
|-----------|--------------------------------------------------------------------------------------------------------------|
| Amenities | Bicycle Storage, Elevator(s), Other, Party Room, Roof Deck, Secured Parking, Storage, Trash, Visitor Parking |
| Parking   | None, Parkade, See Remarks, Underground, Other                                                               |

### Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Elevator, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Stone Counters, Storage                                   |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Oven, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Central                                                                                                                                      |
| Cooling           | Central Air, Full                                                                                                                            |
| # of Stories      | 15                                                                                                                                           |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, Private Entrance |
| Construction      | Concrete                  |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 9             |
| Zoning         | CC-EPR        |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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