

**203, 624 8 Avenue SE**  
**Calgary, Alberta**

**MLS # A2216604**



**\$269,900**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	429 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	None, Other, Parkade, See Remarks, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Concrete	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 302
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-EPR
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Stone Counters, Storage		

**Inclusions:** N/A

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!