

# \$375,000 - 908, 624 8 Avenue Se, Calgary

MLS® #A2209997

**\$375,000**

2 Bedroom, 1.00 Bathroom, 558 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

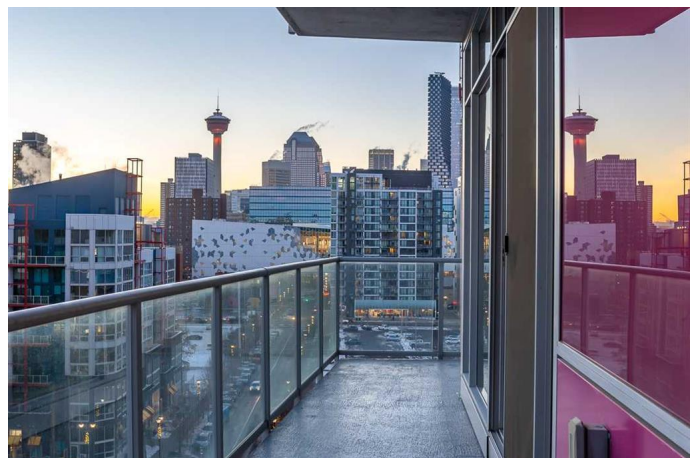
Welcome to INK by award-winning developer Battistella, located in the heart of Calgary's vibrant East Village. This freshly painted, fully furnished 2-bedroom, 1-bathroom corner unit is a rare find in a short-term rental-friendly building, offering the perfect opportunity for investors or flexible city living. This unit features brand new in-suite washer & dryer, floor-to-ceiling windows, 9 ft ceilings, and durable polished concrete floors throughout. The kitchen is equipped with stainless steel appliances, quartz countertops, and oversized upper cabinets, while the functional layout offers separation between bedrooms and a spacious 4-piece bathroom. Step out onto your impressive wraparound balcony and enjoy expansive views of the Calgary skyline - perfect for morning coffee or evening sunsets. Residents enjoy access to a rooftop patio with a gas fireplace, a 15th-floor social and games room, and bike storage with a wash bay and air pump. Located steps from the Saddledome, Studio Bell, Central Library, C-train, and the river pathway system. This turnkey suite with immediate possession available checks all the boxes—modern living, prime location, and short-term rental potential.

Built in 2018

## Essential Information

MLS® #

A2209997



|                |                   |
|----------------|-------------------|
| Price          | \$375,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 558               |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 908, 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, Secured Parking |
| Parking Spaces | 1                                                                         |
| Parking        | Enclosed, Heated Garage, Secured, Titled, Underground                     |

### Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | Built-in Features, High Ceilings                            |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                     |
| Cooling           | Central Air                                                 |
| # of Stories      | 14                                                          |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony                |
| Roof              | Membrane               |
| Construction      | Concrete, Metal Siding |
| Foundation        | Poured Concrete        |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 26               |
| Zoning         | CC-EPR           |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | SUTTON GROUP - LETHBRIDGE |
|----------------|---------------------------|

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