



## 624 8 Avenue Calgary Alberta

\$455,000

Fully furnished, turn key investment opportunity. Welcome to the beautiful INK building in the heart of Calgary's vibrant East Village! This stunning 2-bedroom, 2-bathroom condo is a true beauty, boasting breathtaking views from your wrap around balcony of the majestic Bow River and historic Fort Calgary. Spanning just under 700 square feet, this beautiful unit features an open floor plan that maximizes the natural light throughout the unit. The modern and chic decor perfectly complements the contemporary design, making this space a true gem. This prime location is within walking distance to parks, pathways, shopping, public transit, grocery stores and all of the amenities Calgary has to offer. This property comes with 1 parking spot in the secure underground parkade. You'll also have access to the building's amazing communal rooftop patio and games room, providing the perfect setting for entertaining guests and enjoying the incredible views of the city. Current tenant is in place until FEB 29/2024 and is paying \$2,200/month. Don't miss out on the chance to own this spectacular condo in one of Calgary's most desirable neighbourhoods. (id:6769)

Kitchen 11.67 Ft x 6.92 Ft

Living room 11.67 Ft x 10.67 Ft

Laundry room 7.92 Ft x 2.33 Ft

Primary Bedroom 10.25 Ft x 9.42 Ft

Bedroom 9.58 Ft x 9.08 Ft

3pc Bathroom 7.92 Ft x 4.92 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Listing Presented By:



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UNISON REALTY GROUP LTD.



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