



## 624 8 Avenue Calgary Alberta

\$259,900

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 428 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 268 square foot private patio—perfect for outdoor entertaining or relaxing, and an assigned storage locker (located in a secured room in the underground parkade). Residents enjoy top-tier amenities such as a secured underground parkade (with leasable parking stalls for residents, and visitor parking), bicycle storage room and wash station, a pet wash, a communal rooftop patio with outdoor fireplace, and a top-floor 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! (id:6769)

4pc Bathroom 8.75 Ft x 4.92 Ft

Primary Bedroom 8.83 Ft x 11.08 Ft

Kitchen 10.08 Ft x 14.00 Ft

Laundry room 8.83 Ft x 4.50 Ft

Living room 10.58 Ft x 8.83 Ft

Other 21.00 Ft x 13.67 Ft

Listing Presented By:



Originally Listed by:  
MaxWell Capital Realty



**Real Estate Professionals Inc.**

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