

\$367,900 - 807, 624 8 Avenue Se, Calgary

MLS® #A2200368

\$367,900

2 Bedroom, 1.00 Bathroom, 494 sqft

Residential on 0.00 Acres

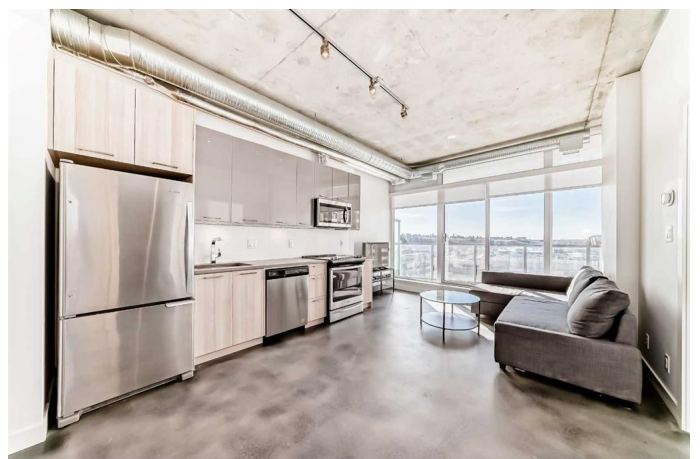
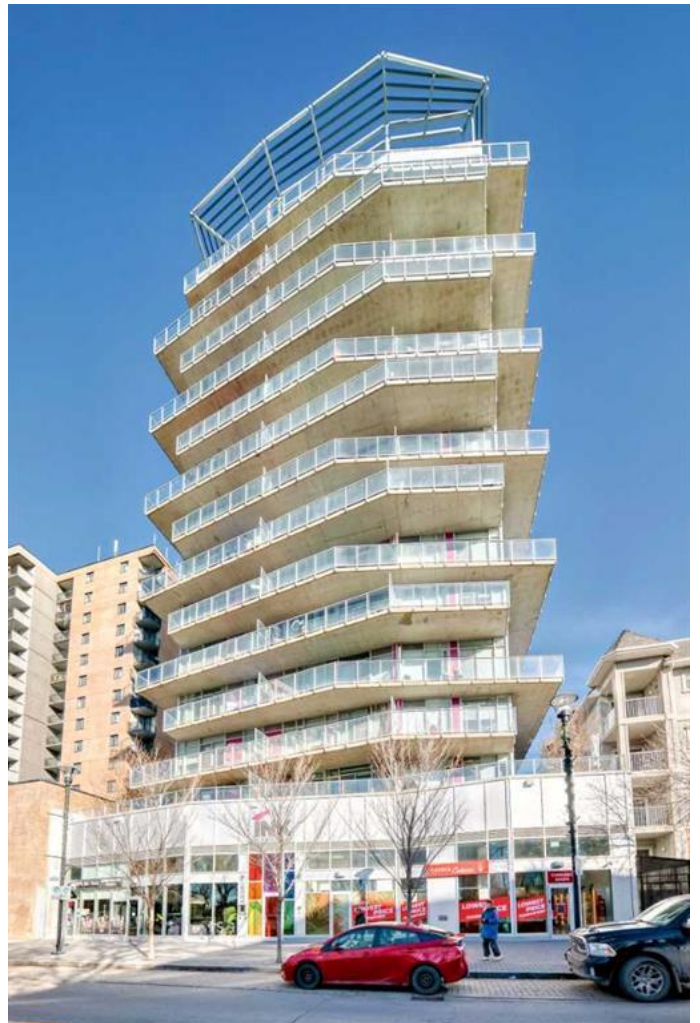
Downtown East Village, Calgary, Alberta

PRIME INVESTMENT OPPORTUNITY in Short-Term Rental Friendly INK by Battistella! *** Discover the perfect blend of modern urban living and investment potential in this TWO BEDROOM loft-style condo with TITLED UNDERGROUND PARKING and a SEPARATE STORAGE LOCKER. Located in the heart of East Village, one of Calgary's most vibrant inner-city communities, this unit offers an unbeatable walkable lifestyle with shopping, dining, entertainment, and transit all just steps away!***

Step inside and be impressed by the stylish, industrial-chic design featuring polished concrete floors, tall exposed concrete ceilings, and floor-to-ceiling, wall-to-wall windows that flood the space with natural light. The open-concept layout offers plenty of room for living and dining, while the sleek kitchen boasts modern cabinetry, quartz countertops, and stainless steel appliances.

Enjoy breathtaking south-facing views from your large private balcony, overlooking the Stampede Grounds—perfect for catching the fireworks! The stunning downtown skyline and Bow River complete the picture, offering a dynamic backdrop day and night.

The primary bedroom is bright and functional, while the second bedroom—with its clever barn door—works beautifully as a guest room or home office. The modern bathroom features a floating vanity with storage drawers and a matching medicine cabinet, maximizing space and style. A laundry/storage closet in the



entryway keeps everything organized.

This unit also includes a conveniently located titled parking stall and a separate storage locker, both just steps from the elevator for added ease.***

INK by Battistella is a PET-FRIENDLY, well-managed building with fantastic amenities, including: A penthouse-level lounge and rooftop patio with a cozy fireplace and built-in seating; A bike room with ample racks and a communal tool workstation; A pet/bike wash station; And visitor parking.***

Living in East Village means having an array of public spaces right at your doorstep, including an off-leash dog park, community gardens, basketball and pickleball courts, playgrounds, and St. Patrick's Island. Plus, you can walk to the Saddledome or downtown in minutes and enjoy the Bow River pathways for walking, running, and cycling.***

This is a fantastic opportunity for investors, first-time buyers, or those looking for an exciting urban lifestyle! Book a showing today and see why this could be a smart move for you!

Built in 2018

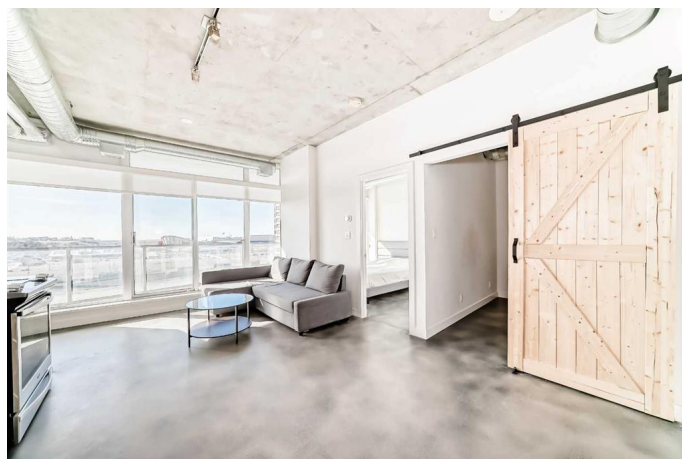
Essential Information

MLS® #	A2200368
Price	\$367,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	494
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit

Status Active

Community Information

Address 807, 624 8 Avenue Se
Subdivision Downtown East Village
City Calgary
County Calgary
Province Alberta
Postal Code T2G 0M3



Amenities

Amenities Visitor Parking, Bicycle Storage, Elevator(s), Roof Deck, Recreation Room
Parking Spaces 1
Parking Parkade, Underground

Interior

Interior Features High Ceilings, Open Floorplan, Quartz Counters
Appliances Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating Forced Air, Natural Gas
Cooling Central Air
of Stories 15

Exterior

Exterior Features Balcony
Roof Membrane
Construction Concrete, Mixed
Foundation Poured Concrete

Additional Information

Date Listed March 7th, 2025
Days on Market 26
Zoning CC-EPR

Listing Details

Listing Office 2% Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.