

# \$255,000 - 1209, 624 8 Avenue Se, Calgary

MLS® #A2210428

**\$255,000**

0 Bedroom, 1.00 Bathroom, 377 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—one of the city's most walkable and exciting communities. This fully furnished studio is a rare opportunity in a short-term rental-friendly building, making it ideal for investors or anyone looking for flexible use. Recently painted throughout and featuring brand new in-suite washer and dryer, this unit is completely move-in ready. Enjoy floor-to-ceiling windows with incredible views of the Calgary Tower, soaring 9 ft ceilings, and modern polished concrete floors for that sleek, urban-loft feel. The kitchen is outfitted with high-end stainless steel appliances, quartz countertops, and oversized upper cabinets. A spacious 4-piece bathroom completes the space.

The building offers exceptional amenities, including a rooftop patio with a gas fireplace, sweeping skyline views, a 15th-floor games and social room, a bike storage garage with wash bay and air pump. Just steps away from the Saddledome, Studio Bell, Central Library, C-train, river pathways, and local restaurants and coffee shops—this location has it all. Whether you're looking for an investment or your own urban escape, this freshly updated, short-term rental-friendly suite with immediate possession available ticks all the boxes.

Built in 2018



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2210428    |
| Price          | \$255,000   |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 377         |
| Acres          | 0.00        |
| Year Built     | 2018        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Loft        |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1209, 624 8 Avenue Se |
| Subdivision | Downtown East Village |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2G1S7                |

## Amenities

|           |                                                                       |
|-----------|-----------------------------------------------------------------------|
| Amenities | Elevator(s), Fitness Center, Recreation Room, Snow Removal, Roof Deck |
| Parking   | None                                                                  |

## Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | See Remarks                                                 |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Natural Gas, Central                                        |
| 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 | 10               |
| Zoning         | CC-EPR           |

### **Listing Details**

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

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