

# \$269,900 - 203, 624 8 Avenue Se, Calgary

MLS® #A2216604

## \$269,900

1 Bedroom, 1.00 Bathroom, 429 sqft

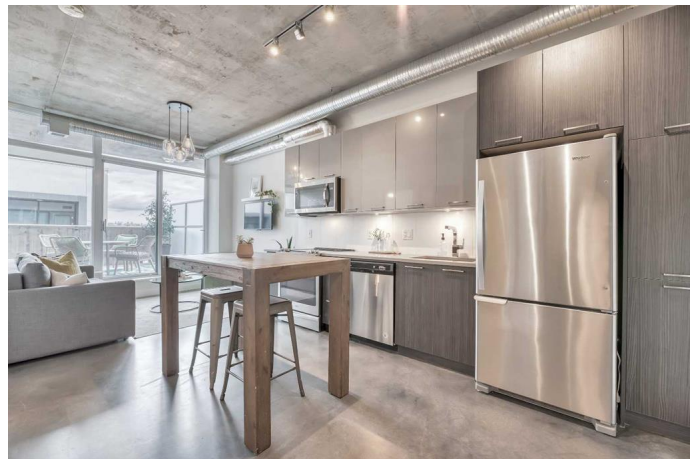
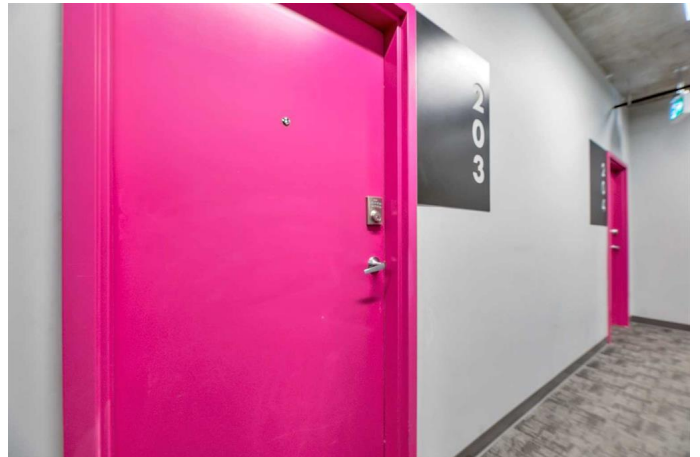
Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

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 429 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 266 square foot private patio—perfect for outdoor entertaining or relaxing, and an assigned storage locker (located in a secured room in the underground parkade). The building is both pet-friendly and Airbnb/short-term rental friendly, making it ideal for investors or urban dwellers alike. Residents enjoy top-tier amenities such as a secured underground parkade (with rentable stalls for residents, and visitor parking), bicycle storage room and wash station, a pet wash, a communal rooftop patio with outdoor fireplace, with an 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!

Built in 2018

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2216604          |
| Price          | \$269,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 429               |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 203, 624 8 Avenue Se  |
| Subdivision | Downtown East Village |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2G 1S7               |

### Amenities

|           |                                                                                                              |
|-----------|--------------------------------------------------------------------------------------------------------------|
| Amenities | Bicycle Storage, Elevator(s), Other, Party Room, Roof Deck, Secured Parking, Storage, Trash, Visitor Parking |
| Parking   | None, Parkade, See Remarks, Underground, Other                                                               |

### Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Elevator, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Stone Counters, Storage                                   |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Oven, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Central                                                                                                                                      |
| Cooling           | Central Air, Full                                                                                                                            |
| # of Stories      | 15                                                                                                                                           |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, Private Entrance |
| Construction      | Concrete                  |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 12            |
| Zoning         | CC-EPR        |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.