

# \$365,000 - 1208, 624 8 Avenue Se, Calgary

MLS® #A2200734

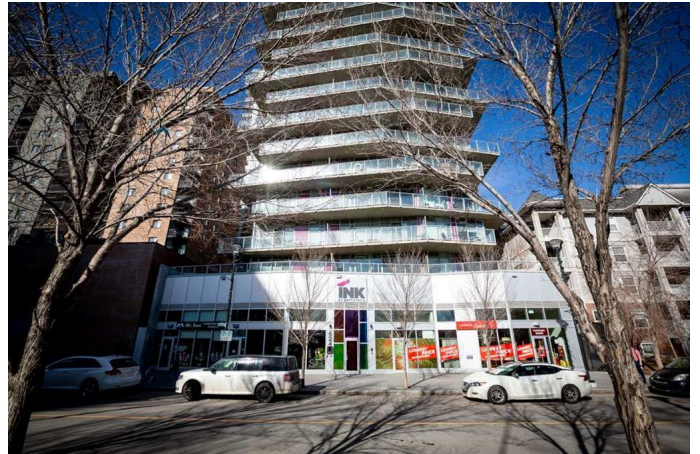
**\$365,000**

2 Bedroom, 1.00 Bathroom, 540 sqft

Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Massive Price Reduction\*Immediate Possession Available-Just in time for Stampede\* Enjoy the beautiful down town views from this wonderful 12th floor corner unit apartment. This 2 bed 1 bath condo is perfect for downtown living or for investors looking for short/long term rental options. With shopping, transit, and great restaurants near by it has something to suit every lifestyle. The unit has a modern/industrial aesthetic with exposed cement ceiling, ducting, and a polished cement floor. In the kitchen you'll find beautiful quartz countertops and full sized appliances. Floor to ceiling windows provide great natural light and stunning views of downtown and the Stampede grounds. The 2 bedrooms make this a great option for investors or the second bedroom would be the perfect home office for those who work or study from home. The INK building also has many great community spaces for you to enjoy. The roof top level has a recreational area with a ping pong table and additional seating. There is also access to a roof top patio with fire place, seating, and more exceptional city views. Other amenities in the pet friendly building include bike storage, bike/pet wash, and titled underground parking. If you enjoy fresh air and being active the community of East Village also has many great features right at your door step. These include walking/bike paths along the bow, community gardens, dog parks, and much more to explore. Don't miss out on this great opportunity to live the downtown life



you've always wanted.

Built in 2018

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2200734          |
| Price          | \$365,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 540               |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 1208, 624 8 Avenue Se |
| Subdivision | Downtown East Village |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2G 1S7               |

### **Amenities**

|                |                                                              |
|----------------|--------------------------------------------------------------|
| Amenities      | Elevator(s), Party Room, Bicycle Storage, Roof Deck, Storage |
| Parking Spaces | 1                                                            |
| Parking        | Parkade                                                      |

### **Interior**

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home                                                                          |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air                                                                                                              |
| Cooling           | Central Air                                                                                                             |
| # of Stories      | 15                                                                                                                      |

**Exterior**

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony                |
| Construction      | Concrete, Metal Siding |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 63               |
| Zoning         | CC-EPR           |

**Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | RE/MAX ACA Realty |
|----------------|-------------------|

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